

2/ 175,000.

Prepared by:
Michael J. Heath, Esq.
262 104th Avenue
Treasure Island, FL 33706

R-ENV

Return to:
Robert A. Mitchell
117 Oakwood Dr.
Largo, FL 33770

2009024527
LORINDA 2651/1434

OFFICIAL RECORDS
BK: 2651 PG: 1434

LT1-2-2009024527-1

LT2-2651-1434-3

RECORDING FEES \$ 27.00
DEED DOC STAMP \$ 1,225.00
05/08/2009 Deputy Clk

05/08/2009 10:16AM # Pages 3
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

WARRANTY DEED

THIS WARRANTY DEED made and executed this 6th day of May, 2009 between TODD L. TYSINGER and TINA R. TYSINGER, husband and wife, as the "grantor," and ROBERT A. MITCHELL, as the "grantee," whose mailing address is 117 Oakwood Dr.; Largo, FL 33770.

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

That grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt which is acknowledged, by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm to grantee, her heirs, and assigns forever the following described land, situate, lying and being in **Hernando** County, Florida, to wit:

Lot 20, Block 86, HERNANDO BEACH UNIT NO. 7, as per plat thereof as recorded in Plat Book 7, Page 45, of the Public Records of Hernando County, Florida.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND grantor covenants with grantee that grantor is lawfully seized of the land in fee simple; that grantor has good right and lawful authority to sell and convey the land; that grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

MICHAEL J. HEATH, ESQ.
LAW OFFICES OF MICHAEL J. HEATH, P.A.
262 104TH AVENUE; TREASURE ISLAND, FL 33706
PHONE 727.360.2771 FAX 727.475.5323 EMAIL MIKE@ATTORNEYMICHAELHEATH.COM

Tax Identification No. R12-223-16-2310-0860-0200

IN WITNESS WHEREOF, grantors have set their hand and seal the day and year first above written.

(Deed from TODD L. TYSINGER and TINA R. TYSINGER to ROBERT A. MITCHELL
Page 2 of 3)

**Signed, sealed, and delivered
in the presence of these witnesses:**

Gwen Mahon
Witness #1 Signature

Todd L. Tysinger
Todd L. Tysinger, Grantor

Gwen Mahon
Witness #1 Name Printed

[Signature]
Witness #2 Signature

Dennis A. Smith
Witness #2 Name Printed

OFFICIAL RECORDS
BK: 2651 PG: 1435

STATE OF Florida

COUNTY OF Hernando

Sworn to, Subscribed and Acknowledged before me on 5-5-2009, by
TODD L. TYSINGER who has/have produced
FL Driver Lic. as identification.

[AFFIX SEAL BELOW]

★ Christina Adkins
NOTARY PUBLIC

Christina Adkins
Printed Name of Notary

My Commission Expires: 8-5-2012



(Deed from TODD L. TYSINGER and TINA R. TYSINGER to ROBERT A. MITCHELL
Page 3 of 3)

**Signed, sealed, and delivered
in the presence of these witnesses:**

Tamecka Mckay
Witness #1 Signature

Tina R. Tysinger
Tina R. Tysinger, Grantor

Tamecka Mckay
Witness #1 Name Printed

C. Stewart
Witness #2 Signature

Cleon Stewart
Witness #2 Name Printed

STATE OF Florida

COUNTY OF Broward

Sworn to, Subscribed and Acknowledged before me on 5/5/2009, by Tina
R. Tysinger who has/have produced Personally Known as
identification.

[AFFIX SEAL BELOW]

★ Courtney Tennyson
NOTARY PUBLIC

Courtney Tennyson
Printed Name of Notary

My Commission Expires: 4/21/2009

