

2009041170

ROBIN 2673/1759

LT1-2-2009041170-1

OFFICIAL RECORDS
BK: 2673 PG: 1759

LT2-2673-1759-3

CONSIDERATION: \$10.00

PREPARED BY & RETURN TO:
CARTER & CLENDENIN, P.A
5308 SPRING HILL DRIVE
SPRING HILL, FL 34606
PHONE: (352) 686-7324
FILE NO: 98DRC/RA904TM

08/04/2009 10:59AM # Pages 3
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

RECORDING FEES	\$	27.00
MISCELLANEOUS FEES	\$	3.00
DEED DOC STAMP	\$	0.70
08/04/2009	Deputy Clk	

TAX PARCEL # R12-223-16-2010-0380-0030

WARRANTY DEED

THIS INDENTURE, executed this 27th day of July, 2009, between **MARTIN F. GAGLIARDI, SR., a single person, and ANNETTE J. GAGLIARDI, a single person, Individually and as Trustees of the MARTIN F. GAGLIARDI, SR. AND ANNETTE J. GAGLIARDI REVOCABLE TRUST AGREEMENT DATED NOVEMBER 12th, 1998**, whose post office address is 3218 Nassau Drive, Hernando Beach, Florida 34607, as **GRANTORS***, to **MARTIN F. GAGLIARDI, SR. AND ANNETTE J. GAGLIARDI, as tenants in common**, whose post office address is 3218 Nassau Drive, Hernando Beach, Florida 34607, as **GRANTEES***.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten and N0/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's heirs and assigns forever the following described land, situate, lying and being in **HERNANDO COUNTY, FLORIDA**, to-wit:

Lot 3, Block 38, Gulf Coast Retreats, Unit 4, as per plat thereof recorded in Plat Book 6, Page 95, Public Records of Hernando County, Florida.

Subject to taxes and assessments for the year 2009 and thereafter; and subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good rights and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2009.

*"Grantor", "Grantee", and "Trustee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

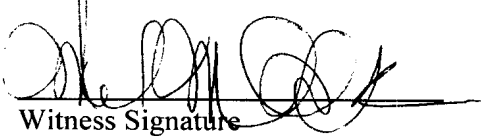
Signed, sealed and delivered
in the presence of:



Witness Signature

Christina Kane

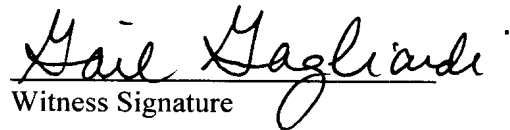
Witness Printed Name



Witness Signature

Melissa M. De La Rosa

Witness Printed Name



Witness Signature

Gail Gagliardi

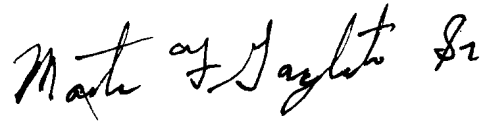
Witness Printed Name



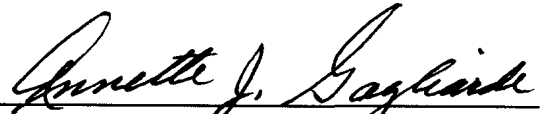
Witness Signature

Christina Kane

Witness Printed Name



**MARTIN GAGLIARDI, SR. Individually and
as Trustee of MARTIN F. GAGLIARDI, SR.
AND ANNETTE J. GAGLIARDI
REVOCABLE TRUST AGREEMENT
DATED NOVEMBER 12th, 1998**

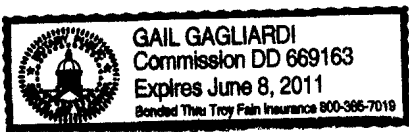


**ANNETTE J. GAGLIARDI, Individually and
as Trustee of MARTIN F. GAGLIARDI, SR.
AND ANNETTE J. GAGLIARDI
REVOCABLE TRUST AGREEMENT
DATED NOVEMBER 12th, 1998**

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared **MARTIN F. GAGLIARDI, SR., a single person, Individually and as Trustee of the MARTIN F. GAGLIARDI, SR. AND ANNETTE J. GAGLIARDI REVOCABLE TRUST AGREEMENT DATED NOVEMBER 12th, 1998**, to me well known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same. I have relied upon the following form of identification: Florida Drivers' Licenses, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of July, 2009.

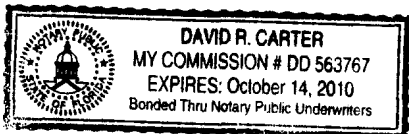


Gail Gagliardi
Notary Public
Printed/Typed/Stamped Name
Commission Expiration
Commission Number

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared **ANNETTE J. GAGLIARDI, a single person, Individually and as Trustee of the MARTIN F. GAGLIARDI, SR. AND ANNETTE J. GAGLIARDI REVOCABLE TRUST AGREEMENT DATED NOVEMBER 12th, 1998**, to me well known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same. I have relied upon the following form of identification: Florida Drivers' Licenses, and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of July, 2009.



[Signature]
Notary Public
Printed/Typed/Stamped Name
Commission Expiration
Commission Number

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.