

\$ 14,000 - 2/

This Instrument Prepared By and
Please Return To:
Emily Parry
American Government Services Corporation
3812 W. Linebaugh Avenue
Tampa, Florida 33618
AGS # 23067

R-ENV

2009068008
TRACEY 2706/1490

LT1-2-2009068008-1

LT2-2706-1490-3

SWF#15-228-1330
WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this 20 day of November, A.D. 2009, between **Robert B. Sherrod and Diane H. Sherrod, his wife**, whose address is **12338 Pleasant Green Way, Boynton Beach, FL 33437**, respectively, grantor, and **SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, a public corporation**, whose post office address is 2379 Broad Street, Brooksville, FL 34604, grantee,

RECORDING FEES 27.00
DEED DOC STAMP 98.00
12/17/2009 Deputy Clk

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

OFFICIAL RECORDS
BK: 2706 PG: 1490

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten 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 successors and assigns forever, the following described land situate, lying and being in Hernando County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

Property Appraiser's Parcel Identification Number: R08-221-18-2670-0000-0050


This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

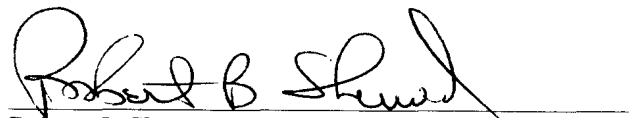
AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:


(Signature of First Witness)

Stacey Guzman
(Printed, Typed or Stamped Name of First Witness)


Robert B. Sherrod


(Signature of Second Witness)

April Pardoccki
(Printed, Typed or Stamped Name of Second Witness)

12/17/2009 10:55AM # Pages 3
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

April Pardocchi
(Signature of First Witness)

Diane H. Sherrod
Diane H. Sherrod

OFFICIAL RECORDS
BK: 2706 PG: 1491

April Pardocchi
(Printed, Typed or Stamped Name
of First Witness)

[Signature]
(Signature of Second Witness)

Stacey Burman
(Printed, Typed or Stamped Name
of Second Witness)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 20 day of November, 2009, by **Robert B. Sherrod and Diane H. Sherrod, his wife.** Such persons (Notary Public must check applicable box):

- are personally known to me.
- produced a driver license.
- produced _____ as identification.

(NOTARY PUBLIC SEAL)

Pamela A. Carter
Notary Public

(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____



PAMELA A. CARTER
MY COMMISSION # DD 771642
EXPIRES: March 23, 2012
Bonded Thru Budget Notary Services

Legal Description 15-228-1330 (Sherrod)

Lot 5, LONDON TERRACE, according to the map or plat thereof as recorded in Plat Book 6, Page 74, of the public records of Hernando County, Florida.

Approved by the Survey Section 11-17-09

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OFFICIAL RECORDS
BK: 2706 PG: 1492