

2010022320  
LORINDA 2736/1208

OFFICIAL RECORDS  
BK: 2736 PG: 1208

04/26/2010 10:45AM # Pages 2  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

RECORDING FEES	\$	18.50
INTANGIBLE TAX COLLECTIO	\$	96.42
DEED DOC STAMP	\$	480.90
MORTGAGE DOC STAMP	\$	169.05

  
LT1-2-2010022320-1

CONSIDERATION: \$68,700.00

PREPARED BY & RETURN TO:  
DAVID R. CARTER  
CARTER & CLENDENIN, P.A.  
5308 SPRING HILL DRIVE  
SPRING HILL, FL 34606  
TELEPHONE: (352) 686-6278  
FILE NO: 10JC0157

TAX PARCEL #: R29-221-18-2652-0000-0301

**WARRANTY DEED**

**THIS INDENTURE**, executed this 1<sup>st</sup> day of April, 2010, between **GAETANO ANTONELLI**, a single man, whose post office address is 6252 Commercial Way, Brooksville, FL 34613, as **GRANTOR\***, to **THOMAS DURETT**, whose post office address is 14054 Hurricane Drive, Brooksville, FL 34614, as **GRANTEE\***.

**WITNESSETH:** that said grantor, for and in consideration of the sum of Ten and No/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:

North 1/2 of Lot 30, LEISURE ACRES UNIT 1, as per plat thereof as recorded in Plat Book 13, Page 86-88 in the Public Records of Hernando County, Florida.

TOGETHER WITH that certain 1986 Liberty Single Wide Mobile Home bearing ID # 10L18894 located on said real property.

Subject to that certain Mortgage recorded in O.R. Book 2135, Page 1786, and further subject to that certain Assignment of Mortgage recorded in O.R. Book 2153, Page 1836 and further subject to that certain Assignment of Mortgage, recorded in O.R. Book 2511, Page 1464, Public Records of Hernando County, Florida, having a current principal mortgage balance in the amount of \$48,211.19, which Grantee hereby assumes and agrees to pay.

Subject to taxes and assessments for the year 2010 and thereafter; and subject to restrictions, reservations, covenants and easements of record, if any; however, this reference shall not operate to reimpose same.

Grantors further warrant that the above described property is not now and never has constituted Grantors' homestead, and is not now and never has been contiguous to Grantors' homestead.

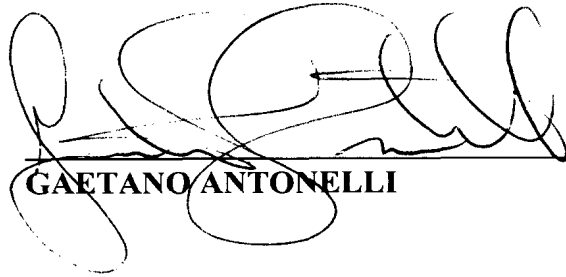
Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

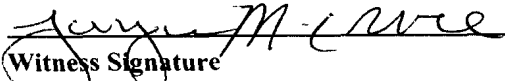
\*"Grantor", "Grantee", and "Trustee" are used for singular or plural, and masculine shall include feminine, as the context requires.

  
LT2-2736-1208-2

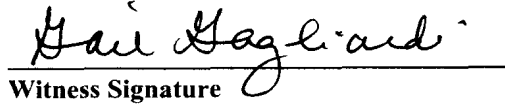
IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
GAETANO ANTONELLI

  
Witness Signature

Joyce M. Croce  
Witness Printed Name

  
Witness Signature

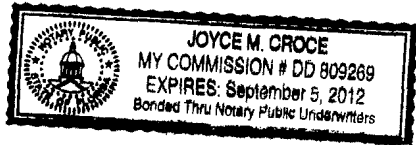
Gail Gagliardi  
Witness Printed Name


STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared GAETANO ANTONELLI, to me well known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. I have relied upon the following form of identification:

personally known.

WITNESS my hand and official seal in the County and State last aforesaid this 1<sup>st</sup> day of April, 2010.



  
Notary Public  
Printed/Typed 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.