

2010023334
TRACEY 2737/1818

Parcel No. R27-222-18-1470-0024-0100

Consideration: \$ -0-

OFFICIAL RECORDS
BK: 2737 PG: 1818



Prepared by and return to:
David C. Sasser/rjb
JOHNSTON & SASSER, P.A.
Post Office Box 997
Brooksville, Florida 34605



1/n

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of April, 2010, between **SUSAN C. MAKUCH, the unremarried surviving spouse of THOMAS M. MAKUCH, deceased**, whose mailing address is: 8039 Fiat Ave., Brooksville, FL 34613, **Grantor**, and **SUSAN C. MAKUCH, as to the life estate and other powers retained as stated below, and JENNIFER KERSHAW, GREGORY MAKUCH, LEAH MAKUCH PLATH and RALPH S. MERCURE**, as tenants in common, the children of the Grantor, as to the remainder interest described below, whose mailing address is: 8039 Fiat Ave., Brooksville, FL 34613, **Grantees**;

WITNESSETH: That Grantor, for and in consideration of LOVE AND AFFECTION, has granted and conveyed to Grantees, the following described real property located in Hernando County, Florida:

Lot 10, Block 24, BROOKRIDGE COMMUNITY, UNIT 2, according to the plat thereof, as recorded in Plat Book 13, Pages 73 through 75, inclusive, of the Public Records of Hernando County, Florida TOGETHER WITH a 1974 BARR doublewide mobile home. Identification number 4G033064S3377X and 4G033064S3377U, Title No. 10320514 and 10320515

GRANTOR reserves unto Grantor for and during Grantor's lifetime, the exclusive possession, use and enjoyment of the property, without any liability for waste. Grantor further reserves unto Grantor, for and during Grantor's lifetime, the right to sell, convey, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of the property, in whole or in part, by gift, sale or otherwise, so as to terminate the remainder interest. Grantor further reserves unto Grantor the right to cancel this Deed by further conveyance which may destroy any and all rights which the remaindermen may possess under this Deed. Upon the death of Grantor, if the property has not been previously disposed of prior to Grantor's death, all right and title to the property remaining shall fully vest in the remaindermen, in the manner stated, subject to any liens and encumbrances existing at that time.

AND Grantor hereby covenants with Grantees that Grantor is the lawful owner of said property in fee simple; that Grantor has good right and lawful authority to grant and convey said property; that Grantor does hereby fully warrant the title to said property, and will defend the same against the lawful claims of all other persons whomsoever; and that said property is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2009.

(WHEREVER used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural as context requires.)

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Signed in our presence:

B. Stocks - Witness
(printed name)

SUSAN C. MAKUCH

Edward Wolff - Witness
(printed name)

This instrument was prepared from information supplied by the parties hereto. No guarantee or opinion on title has been rendered by the Law Offices of JOHNSTON & SASSER, P.A.

RECORDING FEES \$ 10.00
MISCELLANEOUS FEES \$ 3.00
DEED DOC STAMP \$ 0.70
04/30/2010 Deputy Clk

STATE OF VIRGINIA
COUNTY OF Chesapeake

THE foregoing instrument was acknowledged before me by SUSAN C. MAKUCH who is personally known to me or who produced FL DL, as identification, this 14th day of April, 2010.

04/30/2010 10:07AM # Pages 1
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

Notary Public
My Commission expires: Feb 26, 2013

