

09/28/2011 15:03 FAX 3525968127

ALL PERFORMANCE TITLE

028/028

Ym



R-ENV

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lisa A. Williams
All Performance Title LLC
10151 CORTEZ BLVD
BROOKSVILLE, FL 34613
Property Appraisers Parcel Identification (Folio) Numbers: R26 222 17 2299 0025 0060
CONSIDERATION \$28333.32

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 29th day of September, 2011 by ELIZABETH A. ABDO, A Single WOMAN, AS TO A 1/3 INTEREST, 310 W 106th ST, APT 2E, NEW YORK, NY, 10025, herein called the grantors, to ANTHONY STAFFA and BETTYLOU STAFFA, HUSBAND AND WIFE, whose post office address is 7432 ALLEN DRIVE, WEEKI WACHEE, FL 34613, hereinafter called the Grantees:
(Wherever used herein the terms "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 the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in HERNANDO County, State of Florida, viz.:

LOT 6, BLOCK 25, THE HEATHER, PHASE VI, as per plat thereof, recorded in Plat Book 18, Page 12, Public Records of Hernando County, Florida, AND ALSO A portion of Lot 9, Block 25, THE HEATHER, PHASE VI, as per plat thereof recorded in Plat Book 18, Page 12, Public Records of Hernando County, Florida, more particularly described as follows: Commence at the most Westerly corner of said Lot 9; thence run North 65 deg. 48'18" East, a distance of 5.22 feet; thence run South 41 deg. 06'23" East, a distance of 39.02 feet; thence run South 48 deg. 53'37" West a distance of 5.00 feet; thence run North 41 deg. 06'23" West along the Southwesterly boundary of said Lot 9, a distance of 40.54 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and to taxes for the year 2010 and thereafter.

Being the same property as transferred to the grantors in O.R. Book 2771, Page 721, of said public records, and is not and has never been the Homestead property of Grantor.

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, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 December 31, 2010.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Rafelina Fernandez
Witness #1 Signature

RAFINA FERNANDEZ
Witness #1 Printed Name

Maria Dicaiano
Witness #2 Signature

Maria Dicaiano
Witness #2 Printed Name

x Elizabeth Abdo
ELIZABETH A. ABDO
310 W 106th ST APT 2E, NEW YORK, NY, 10025

STATE OF NY
COUNTY OF NY

The foregoing instrument was acknowledged before me this 29 day of September, 2011 by ELIZABETH A. ABDO. Who are/is personally known to me or has produced NYS Drivers License as identification.

SEAL
MARIA I DICAIRANO
Notary Public, State of New York
No. 4848135
Qualified in Westchester County
Commission Expires March 24, 2014
My Commission Expires:

Maria Dicaiano
Notary Signature

Printed Notary Signature

File No.: 1189

