

Y 3  
Consideration = \$260,000.00

R → THIS INSTRUMENT PREPARED BY AND RETURN TO:

DAVID R. CARTER / GARY S. CLENDENIN

CARTER & CLENDENIN, P. A.

5308 SPRING HILL DRIVE

R-ENV SPRING HILL, FL 34606

Property Appraisers Parcel Identification (Folio) Numbers: R21 222 18 3080 00G0 0770

\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 12th day of March, 2014, by Richard Biasucci widower and surviving spouse of Marcy A. Biasucci, deceased, whose post office address is 13155 Adam Street, Brooksville, FL 34613, herein called the grantor, to Daniel G. Pesante Armstrong, whose post office address is P.O. Box 3027, Mayaguez, PR 00681, hereinafter called the Grantee:

*(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)*

**W I T N E S S E T H:** That the grantor, 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 77, Block G, Potterfield Garden Acres, Section G, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 20, of the Public Records of Hernando County, Florida.

Grantor further warrants that he was continually married, without interruption, to Marcy A. Biasucci from the date of purchase of subject property until the date of her death 09/12/2010.

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

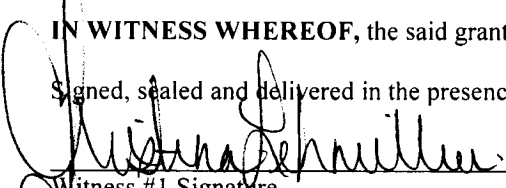
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

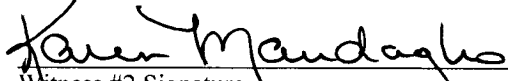
**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in the presence of:

  
Witness #1 Signature

Christina Lehouillier  
Witness #1 Printed Name

  
Witness #2 Signature

Karen Mandaglio  
Witness #2 Printed Name

  
Richard Biasucci

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 12th day of March, 2014, by Richard Biasucci, who has produced ad Invest license as identification.

SEAL

  
NOTARY PUBLIC

My Commission Expires:

