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Prepared by and return to:  
David C. Sasser Esq. /drs  
Johnston and Sasser, P.A.  
Post Office Box 997  
Brooksville, Florida 34601  
Consideration: \$15,000.00

Parcel No. R29 221 19 36000008 0050 & R29 221 19 3600 0008 0060

## WARRANTY DEED

**THIS DEED**, made and entered into this 26<sup>th</sup> day of August, 2016, between **DONALD A. FRANCESKI and FLORENCE FRANCESKI, his wife**, whose mailing address is: 2695 Ararat Rd., Thompson, PA., 18465-9517, of the County of Susquehanna, of the State of Pennsylvania, **Grantor**, and **PAUL WITIAK, Jr. and LAURIE WITIAK, husband and wife**, whose mailing address is: 14313 Annutalaga Ave., Brooksville, Florida, 34601-8404 of the County of Hernando, of the State of Florida, **Grantee**.

**WITNESSETH:** That Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and adequate consideration, have conveyed to the said Grantee, and Grantee's heirs and assigns forever, the following described land, lying and being situated in Hernando County, Florida, to-wit:

Lots 5 and 6 of Block 8, the town of Stafford, according to the plat thereof, recorded in Plat Book 5, Page 6 of the Public Records of Hernando County, Florida.

\*As per Warranty Deeds in O.R. Book 782 Page 0843 and O.R. Book 781 Page 1683, of Hernando County, Florida.

TOGETHER with a Single Wide Mobile Home: 1965 10X54 MEDALLION,  
Vin ID#: BR354FK1601 Title #:2183253

SUBJECT to easements, restrictions and reservations of record.

Grantor(s) hereby warrant that the property described in this instrument is not their constitutional homestead as provided by the Florida Constitution.

**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** Grantor hereby covenants with Grantee that Grantor holds such interest in said land in fee simple; that Grantor has good right and lawful authority to transfer and convey said land; that Grantor does hereby fully warrant the title to Grantor's interest in 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 mortgages given by Grantor and Grantee and taxes and assessments accruing subsequent to December 31, 2015.

(**WHEREVER** used herein the terms Grantor and Grantee shall include all of 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:

Debra E. Benson  
Witness  
Debra E. Benson  
(Printed Name of Witness)

Deborah L. Stalker  
Witness  
Deborah L. Stalker  
(Printed Name of Witness)

Donald A. Franceski  
Donald A. Franceski

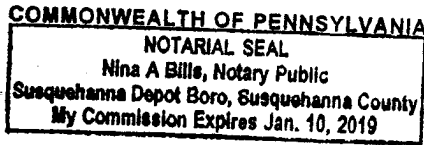
Florence Franceski  
Florence Franceski

This instrument was prepared from information supplied by the parties. No guarantee or opinion on title has been rendered by Johnston & Sasser, P.A.

Page 2 of 2 Warranty Deed

STATE OF PENNSYLVANIA  
COUNTY OF Susquehanna

THE foregoing instrument was acknowledged before me by **DONALD A. FRANCESKI** and **FLORENCE FRANCESKI, his wife**, who is personally known to me, or who produced Drivers Licenses, as identification, this 26<sup>th</sup> day of August, 2016.



Nina A Bills  
Notary Public  
Printed/typed name: NINA A Bills