

executive line

This Instrument Was Recorded By:
LOUIS W. THOR, Attorney
OF MERRITT, HIGH, UNDERWOOD
& EPPLEY, P. A.
129 North Main Street
Brooksville, Florida 33512

This Indenture,

Made this 10th day of October, A. D. 19 79,

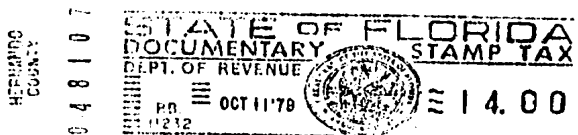
Between, BAIRD MOBILE HOMES OF FLORIDA, INC.
a corporation existing under the laws of the State of Indiana
having its principal place of business in the County of Hernando
State of Florida party of the first part, and
GRACE PARKER, 18 Jennita Drive, Hudson, Florida 33568,

of the County of Pasco and State of Florida
part y of the second part,

Witnesseth, That the said party of the first part, for and in consideration of
the sum of TEN DOLLARS Dollars,
to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bar-
gained, sold, aliened, remised, released, conveyed and confirmed, and by these
presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto
the said party of the second part, and her heirs and assigns
forever, all that certain parcel of land lying and being in the County of
Hernando and State of Florida, more particularly described as follows:

Lot 12, Block 4, of Southway Estates, as per plat thereof
recorded in the public records of Hernando County, Florida.

SUBJECT TO: Restrictions on attached Schedule "A".



This Instrument prepared from information
furnished by the parties. No title assurance
was requested or given.
Law Offices of Merritt, High, Underwood & Eppley

79 OCT 11 PM 4 17

FILED FOR RECORD
HAROLD W. BROWN, CLERK
HERNANDO COUNTY, FLA.

022079

Together with all the tenements, hereditaments and appurtenances, with
every privilege, right, title, interest and estate, reversion, remainder and easement
thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.
And the said party of the first part doth covenant with the said party of
the second part that it is lawfully seized of the said premises; that they are free
of all incumbrances, and that it has good right and lawful authority to sell the
same; and the said party of the first part does hereby fully warrant the title to said
land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has
caused these presents to be signed in its name by its Assistant Secretary
and its corporate seal to be affixed, attested by its
the day and year above written.

BAIRD MOBILE HOMES OF FLORIDA, INC.

By Donald Dausch
Donald Dausch Assistant Secretary

Signed, Sealed and Delivered in Our Presence:

Margaret Dausch
Andrea B. Erusty

State of Florida

County of Hernando

I Hereby Certify That on this 10th day of October A. D. 1979,
before me personally appeared DONALD DAUSCH, Assistant Secretary ~~and~~
~~respectively of~~ BAIRD MOBILE HOMES OF FLORIDA, INC., a corporation
under the laws of the State of Indiana, to me known to be the
persons described in and who executed the foregoing conveyance to
GRACE PARKER

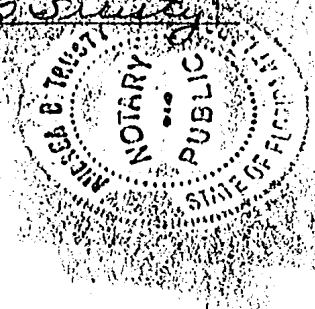
and ~~personally~~ acknowledged the execution thereof to be ^{his} free act and deed as
such officers, for the uses and purposes therein mentioned; and that they affixed
thereto the official seal of said corporation, and the said instrument is the act and
deed of said corporation.

Witness my signature and official seal at Brooksville,
in the County of Hernando and State of Florida, the day and
year last aforesaid.

My Commission Expires _____

Andrea B. Smith
Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 29 1982
BONDED THRU GENERAL INS. UNDERWRITERS



Warranty Deed

FROM CORPORATION

BAIRD MOBILE HOMES OF FLORIDA, INC.

TO
GRACE PARKER

Date

ABSTRACT OF DESCRIPTION

RESTRICTIONS - SOUTHWAY ESTATES

This conveyance is subject to the following protective and restricted covenants which shall remain in effect as part of each Deed and/or Articles of Agreement as recorded.

1. No Mobile Home less than twelve (12) feet in width nor less than thirty-five (35) feet in length and which is not constructed of metal shall be located on said property.
2. No old motor vehicles, junk or scrap shall be allowed on said lot; there shall not be permitted any collection of debris, trash, weeds or leaves or anything of that nature.
3. The lot shall be kept mowed and free of weeds and undergrowth at all times. No trash or garbage shall be burned or buried on the lot. All garbage and trash shall be properly removed and shall be properly confined so as not to be visible from the street.
4. No animals shall be kept on said lot, except not more than two (2) household pets which shall be restricted (on leash) at all times when outside.
5. No business nor commercial enterprises shall be carried on on the lot; signs shall not be erected on any lot except a sign indicating the name of the owner or a small "For Sale" sign, commonly used by realtors or others selling property.
6. The lot shall be subject to easements for utility lines, including lights, water and gas to be placed on said lot, if necessary, in accordance with a reasonable plan of the utility concerned.
7. No vehicle or vehicles, larger than a pick-up truck, shall be permitted to park or stop within the confines of this park and the roads within the confines of this park, except for garbage pick up of mobile homes and related facilities or the delivery or removal of furniture and such related articles to or from any mobile home in the park.
8. It will be permitted to build on the mobile home provided all construction will be masonry or the same type material as the mobile home is constructed of. All building shall comply with building code of Hernando County.
9. If the parties hereto, or their successors or assigns, shall violate or attempt to violate any of the covenants contained herein, then it shall be lawful for any property owner of the subdivision to take the problems to court. It will be lawful for the injured party to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate the restrictive covenant and to recover damages for such violation.
10. No mobile home shall be set up for more than sixty (60) days without being enclosed underneath from the ground level to the trailer floor.
11. All mobile homes placed on the lots are required to face the street.
12. It is required that an awning or carport and a concrete patio, at least 10 x 30 feet in size be installed within sixty (60) days from date of purchase.
13. A concrete or asphalt driveway shall be constructed within the sixty (60) day period from the date of purchase.

Purchaser

Schedule "A"

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