

10.00 Rec
1446.80 doc stamps
WARRANTY DEED
(FROM CORPORATION)

RAMCO FORM 33

Wald Magee
This Warranty Deed Made and executed the 4th day of April A. D. 1980 by
SHORELINE GROVES, INC.,

a corporation existing under the laws of Florida, and having its principal place of
business at P.O.Box 1086, Winter Garden, Florida 32787,
hereinafter called the grantor, to
L. F. and MARY ELLEN ROPER PARTNERSHIP,

whose postoffice address is P.O.Box 1086, Winter Garden, Florida 32787,

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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Hernando
County, Florida, viz:

See Schedule A attached hereto and incorporated herein by reference
including various lots, blocks and parcels of land.

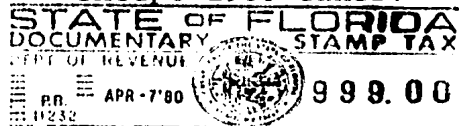
APR 7 PM 4 32
HERNANDO COUNTY, FLA.

007242

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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 1980 taxes.



In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST *D. E. Duppenenthaler*
D. E. Duppenenthaler Secretary

SHORELINE GROVES, INC.

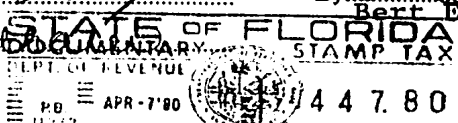
Signed, sealed and delivered in the presence of:

Edward L. King

By *Bert E. Roper* Bert E. Roper President

Dale Duppenenthaler

STATE OF Florida
COUNTY OF Orange



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared Bert E. Roper and D. E. Duppenenthaler,

well known to me to be the President and Secretary respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of April A. D. 1980.

This Instrument prepared by: R. Y. Matheny
Address P.O.Box 2967, Orlando, Florida 32802

Dale Duppenenthaler
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 8, 1981
BONDED THROUGH MUNOSKI-ASHTON, INC.

OFF REC 459 PG 1955

SCHEDULE "A"

Description #1: Lot 6, Block 1, Hill 'N Dale, Unit #1, as recorded in Plat Book 6, Page 84, Public Records of Hernando County, Florida. Subject to restrictions recorded in O. R. Book 57, Page 656, Public Records of Hernando County, Florida.

Description #2: Lot 36, Block 4, Hill 'N Dale, Unit #2, as per plat thereof recorded in Plat Book 7, Page 5, Public Records of Hernando County, Florida. Subject to restrictions and easements of record and county zoning regulations.

Description #3: Lot 20, Block 7, Hill 'N Dale, Unit #2, as per plat thereof recorded in Plat Book 7, Page 5, Public Records of Hernando County, Florida. Subject to that certain mortgage dated July 2, 1974, recorded in O. R. Book 341, page 807, Public Records of Hernando County, Florida, to First Federal Savings and Loan Association of Brooksville. *****

Description #4: Lot 36, Block 6, Hill 'N Dale, Unit #2, as per plat thereof recorded in Plat Book 7, Page 5, Public Records of Hernando County, Florida. Subject to that certain mortgage dated July 2, 1974, to First Federal Savings and Loan Association of Brooksville as recorded in O. R. Book 341, Page 797, Public Records of Hernando County, Florida. ***

Description #5: Lot 18, Block 7, Hill 'N Dale, Unit #2, as per plat thereof recorded in Plat Book 7, Page 5, Public Records of Hernando County, Florida. Subject to that certain mortgage dated July 2, 1974, to First Federal Savings and Loan Association of Brooksville as recorded in O. R. Book 341, Page 785, Public Records of Hernando County, Florida. **

Description #6: Lot 20, Block 6, Hill 'N Dale, Unit #2, as per plat thereof recorded in Plat Book 7, Page 5, Public Records of Hernando County, Florida. Subject to that certain mortgage dated July 2, 1974, to First Federal Savings and Loan Association of Brooksville as recorded in O. R. Book 341, Page 823, Public Records of Hernando County, Florida. *

Description #7: Lots 2, 3, 5, 7, 8, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, Block 1. Lots 1, 2, 3, 4, Block 2. Lot 18, East 1/2 of Lot 25, Block 4. All in Village at Hill 'N Dale as per plat thereof recorded in Plat Book 15, Page 56, Public Records of Hernando County, Florida. Subject to restrictions for the Village at Hill 'N Dale recorded in O. R. Book 320, page 260, Public Records of Hernando County, Florida and set-backs as shown on plat of said subdivision and also as set forth in aforesaid restrictions and to a 5.0 foot easement for drainage and/or utilities along each street right-of-way line, a 7.5 easement on either side of each rear lot line for drainage and/or utilities as shown on plat of said subdivision and rights of servicing parties of record along easement areas only.

Description #8: N 1/2 of SE 1/4 of NE 1/4, SW 1/4 of SE 1/4 of NE 1/4, N 1/2 of SE 1/4 of SW 1/4 of NE 1/4 and the east 220 feet of the S 1/2 of SE 1/4 of SW 1/4 of NE 1/4, all in Section 34, Township 22 South, Range 20 East, LESS: public road right-of-way. Subject to those certain oil, gas, petroleum, petroleum products and mineral reservations as contained in the Internal Improvement Fund deed recorded in O. R. Book 106, page 386, Public Records of Hernando County, Florida.

Description #9: SW 1/4 of NW 1/4 of NW 1/4 of Section 35, Township 22 South, Range 20 East, Hernando County, Florida excepting 15 feet east of the west boundary for road right-of-way and excepting mineral and petroleum rights retained by the State of Florida.

*The Grantor also assigns to the Grantee all of its right, title and interest under that certain Contract for the Sale of said lot made the 29th day of December, 1975, between the Grantor and LeRoy H. Brewer and Jacqueline L. Brewer, his wife, as recorded in O. R. Book 375, Page 363, Public Records of Hernando County, Florida.

Description #10: From the northeast corner of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, run N 89°42'16" West along the north line of Section 6 and Township 23 South, 578.70 feet; thence run S 0°17'44" west 332 feet to the point of beginning; thence continue S 0°17'44" west 300 feet; thence N 89°42'16" west 350 feet; thence N 0°17'44" east 500 feet to a point on the south right-of-way line of State Road No. 50; thence S 89°42'16" east along said south right-of-way line 150 feet; thence S 0°17'44" west 200 feet; thence S 89°42'16" east 200 feet to the point of beginning. Containing 3.099 acres, more or less. Said lands lying in the NE 1/4 of the NE 1/4 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida. Less that portion described in Warranty Deed dated January 26, 1965, from Louis W. Ehrich and Olive W. Ehrich, his wife, to Sun Oil Company recorded in O. R. Book 108, page 713, Public Records of Hernando County, Florida.

Description #11: Lot 15, Block 3, Lots 6, 7, 8, 19 and 20, Block 4, Hill 'N Dale Subdivision, Unit #1, Plat Book 6, Page 84, Public Records of Hernando County, Florida. *****

Description #12: Lot 19, Block 5, Hill 'N Dale, Unit #2, as per plat thereof recorded in Plat Book 7, Page 5, Public Records of Hernando County, Florida. *****

All parcels are subject to easements and restrictions of record.

** The Grantor also assigns to the Grantee all of its right, title and interest under that certain Contract for the Sale of said lot made the 4th day of September, 1975, between the Grantor and Robert Martin and Lilly H. Martin, his wife, as recorded in O.R. Book 371, Page 550, Public Records of Hernando County, Florida, said contract having been subsequently assigned to James A. Black and Ernestine L. Black, his wife, dated the 22nd day of July, 1976, as recorded in Official Records Book 388, page 622, Public Records of Hernando County, Florida.

*** The Grantor also assigns to the Grantee all of its right, title and interest under that certain Contract for the Sale of said lot made the 6th day of October, 1976, between the Grantor and William C. Willard and Phyllis J. Willard, his wife, as recorded in Official Records Book 396, page 35, Public Records of Hernando County, Florida.

**** The Grantor also assigns to the Grantee all of its right, title and interest under that certain Contract for Sale of said lot made the 18th day of June, 1976, between the Grantor and Charles A. Tipton, Jr. and Nola L. Tipton, his wife, as recorded in Official Records Book 386 at page 673, Public Records of Hernando County, Florida.

***** The Grantor also assigns to the Grantee all of its rights, title and interest under that certain Contract for Sale of said lots made the 7th day of February, 1978, between the Grantor and Robert Akers, as recorded in Official Records Book 417 at Page 973, Public Records of Hernando County, Florida.

***** The Grantor also assigns to the Grantee all of its right, title and interest under that certain Contract for Sale of said lot made the 6th day of April, 1976, between the Grantor and Blanca Berrios-Ohler, as recorded in Official Records Book 383 at page 628, Public Records of Hernando County, Florida.