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**This Warranty Deed** Made the 23rd day of September A. D. 19 82 by  
L. F. and Mary Ellen Roper Partnership  
P. O. Box 1086, Winter Garden, Florida 32787  
hereinafter called the grantor, to Elly Nuchter

whose postoffice address is 5018 Labrosse Street, Apt. 2  
hereinafter called the grantee; Pierre Fonds, Quebec, Canada H8Y2Y6

(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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

Lot 6, Block 4, THE 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; set-backs as shown on plat of said subdivision and also as set forth in aforesaid restrictions; a 5.0 foot easement for drainage and/or utilities along each street right-of-way line; a 7.5 foot easement on either side of each lot line and a 7.5 foot easement on either side of each rear lot line for drainage and/or utilities, as shown on plat of said subdivision; rights of servicing parties of record along easement areas only, and county zoning regulations.

**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; that the grantor hereby fully 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, 1981

Documentary Tax Pd. 20.25

Intangible Tax Pd. \_\_\_\_\_

Harold W. Brown, Clerk Circuit Ct.  
Hernando County, Florida

By ARoss D.C.

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.  
Being a Majority of the Managing Trustees of the L.F. and Mary Ellen Roper Partnership

Signed, sealed and delivered in our presence:

Edward L. King  
Dale D. McBee

Bert E. Roper **US**  
D. E. Duppenhaler **US**  
John Foster Martin **US**

STATE OF FLORIDA  
COUNTY OF ORANGE

SPACE BELOW FOR RECORDERS USE

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

D. E. Duppenhaler, and John Foster Martin

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of September, A. D. 1982

Edward L. King  
NOTARY PUBLIC, STATE OF FLORIDA - LARGE  
MY COMMISSION EXPIRES SEPT. 6, 1985

This instrument prepared by Edward L. King  
Address P. O. Box 1086  
Winter Garden, FL 32787

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