

This Warranty Deed Made the 19th day of September A. D. 1985 by

Jose M. Mena, a/k/a Jose M. Mena, Sr. and Carmen A. Mena, husband and wife
hereinafter called the grantor, to

Florino Paul Roscillo and Esther F. Roscillo, husband and wife
whose postoffice address is 684 Cedar side Cove, Ridge Manor, Fla. 33525
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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

PARCEL A:
Commencing at the Northwest corner of the Northeast 1/4 of Section 36, Township 22 South, Range 19 East, Hernando County, Florida and thence go East a distance of 78.25 feet to a point on the West right-of-way of Griffin Road; thence go South 00°21'23" East, along said right-of-way of Griffin Road a distance of 2842.04 feet; thence go South 09°04'13" East a distance of 395.67 feet; thence go North 89°57'23" West a distance of 1404.70 feet; thence go South 00°05'47" East a distance of 414.00 feet to the POINT OF BEGINNING; thence continue South 00°05'47" East a distance of 201.20 feet; thence go North 87°12'50" East a distance of 849.01 feet; thence go South 77°40'42" East a distance of 674.42 feet to the P.C. of a curve having a radius of 1288.66 feet, a central angle of 07°30'51", a chord and bearing of North 05°18'48" West, 168.88 feet; thence go along the Arc of last said curve, concave to the West an Arc distance of 169.00 feet; thence go North 09°04'13" West a distance of 136.30 feet; thence go North 89°57'23" West a distance of 1470.11 feet to the POINT OF BEGINNING. LESS the West 431.00 feet thereof.

SUBJECT TO THAT CERTAIN PURCHASE MONEY WRAP-AROUND MORTGAGE GIVEN BY GRANTEE HEREIN TO GRANTOR HEREIN, AS PART PAYMENT OF THE ABOVE DESCRIBED PROPERTY.

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 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, 19 84, and subject to all valid restrictions, reservations, and easements of record.

Documentary Tax Pd. 125.00
Intangible Tax Pd. _____
Harold W. Brown, Clerk Circuit CL
Hernando County, Florida
By MA Kazowski D.C.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] Jose M. Mena, Sr. U.S.
[Signature] Carmen A. Mena U.S.
STATE OF FLORIDA
COUNTY OF HERNANDO

SPACE BELOW FOR RECORDERS USE
FILED FOR RECORD
HAROLD WILLIAM BROWN, CLERK
HERNANDO COUNTY, FLA.
85 SEP 27 1985
025439

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 Jose M. Mena, a/k/a Jose M. Mena, Sr. and Carmen A. Mena, husband and wife

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 19th day of September, A. D. 19 85.

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
Notary Public, State of Florida at large
My Commission expires March 11, 1989.
This instrument prepared by:
THIS INSTRUMENT WAS PREPARED INCIDENTAL TO THE WRITING OF A TITLE INSURANCE POLICY BY:
DORA J. PANCOST
Address: CHELSEA TITLE & GUARANTY COMPANY 101 N. MAIN ST. P. O. BOX 1105, BROOKSVILLE, FLA. 33612

O.R. 590 PG 0481

SCHEDULE "A" DEED RESTRICTIONS

1. Said parcel shall be used only for single-family residences and only two dwelling houses may be erected thereon. Farming and agricultural operations may be conducted on said land, except that hogs and racing dogs may not be raised, bred or kept on said land, and poultry may be raised and kept on said land only for personal, non-commercial purposes.
2. No mobile homes or residences of a temporary nature may be erected on said land and all garages and outbuildings shall be of a permanent and substantial character and conform architecturally to the dwelling houses.
3. No noxious or offensive trade or activity shall be carried on upon said land nor shall any activity be conducted therein which may be or become an annoyance or nuisance to the neighborhood.
4. Before commencement of construction of any improvements on said property, a strong, substantial, neat and attractive fence must be build around said property. This provision shall not be construed to require a "decorative" fence, and the intention of this provision is to permit wire fences of the types usually employed for agricultural purposes in Hernando County, so long as they are "strong, substantial, neat and attractive."

Frank A. White
(Witness)

John J. Maccoy
(Witness)

Florina T. Rosillo
(Buyer)

Esther F. Rosillo
(Buyer)