

5.00
144.50
199.50

B-17253-S
WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

This Warranty Deed Made the 1st day of November A. D. 19 85 by

Gerald R. Francis, a single man

hereinafter called the grantor, to

Gary P. Nolan and Patricia D. Nolan, husband and wife

whose postoffice address is 4513 Chamber Court, Spring Hill, FL 33526
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, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

Lot 3, Block 1820, Replat of Portions of Spring Hill Units 18 and 19, as per plat thereof, recorded in Plat Book 16, Pages 90-94 inclusive, public records of Hernando County, Florida.

Subject to mortgage held by McCaughan Mortgage Company, Inc., dated July 24, 1979, recorded in Official Record Book 446, Page 303, public records of Hernando County, Florida, the remaining unpaid principal balance of which is \$ 18,617.23, which mortgage the grantees herein, by acceptance hereof, do hereby assume and agree to pay.

Said Mortgage having been assigned to The Union Labor Life Insurance Company, a Maryland Corporation, as recorded in Official Record Book 449, Page 1924, public records of Hernando County, Florida.

Subject to Purchase Money Second 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.

Subject to all valid restrictions, reservations, and easements of record.

Documentary Tax Pd. 194.50
Intangible Tax Pd.

In Witness Whereof, the Notary Public signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Nadine Bridges
Sandra York

Gerald R. Francis **L.S.**
Gerald R. Francis **L.S.**

STATE OF FLORIDA
COUNTY OF HERNANDO

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 Gerald R. Francis,
a single man

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

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of November, A. D. 19 85

Nadine Bridges
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/26/88

This instrument was prepared incidental to the writing of a title insurance policy by
Address: Nadine Bridges

CHELSEA TITLE & GUARANTY COMPANY
5445 SPRING HILL DR., SPRING HILL, FL 33574

SPACE BELOW FOR RECORDERS USE

FILED FOR RECORD
CAROL WILLIAMS-BROWN, CLERK
HERNANDO COUNTY, FLA.
05 NOV 4 11 4 32

020840

O.R. 593 PG 0866