

86 03 091 dc  
WARRANTY DEED  
INDIVID. TO INDIVID.

Consideration \$11,500.00

**This Warranty Deed** Made the 2nd day of April A. D. 19 86 by  
Robert M. Mitchell and Kathleen Mitchell, his wife  
hereinafter called the grantor, to  
Leonard Epsaro and Suzanne Epsaro, his wife  
whose postoffice address is 90-18 Sutter Avenue, Ozone Park, Queens, New York 11417  
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, re-mises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

Lot 4, Block 645, SPRING HILL, UNIT #10, as per plat thereof recorded in Plat Book 8, Pages 54 - 66, Public Records of Hernando County, Florida.

Subject to restrictions and easements of record.

Subject to taxes for the year 1986 and subsequent years.

Documentary Tax Pd. \$ 57.50  
Intangible Tax Pd. \$       
Harold W. Brown, Clerk Circuit Ct.  
Hernando County, Florida  
By Shed D.C.

**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, 1985

**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:

Debbi Cosner  
WITNESS  
Debbi Cosner  
WITNESS

Robert M. Mitchell L.S.  
Robert M. Mitchell  
Kathleen Mitchell L.S.  
Kathleen Mitchell

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

Robert M. Mitchell and Kathleen Mitchell, his wife

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

NOTARY  
SEAL

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of April, A.D. 19 86.

NOTARY PUBLIC

This instrument was prepared by Debbi Cosner

phone (904) 683-8988 or (904) 596-4440, as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

SPACE BELOW FOR RECORDERS USE

FILED FOR RECORD  
HAROLD W. BROWN, CLERK  
HERNANDO COUNTY, FLA.  
86 APR 3 AM 10 44

008822

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAY 13, 1989  
BONDED THRU GENERAL INS. UND.  
for Southeast Title Insurance Agency, Inc.,

O.R. 605 PG 1599