

5.00
30.00

86 04 028 dc
WARRANTY DEED
INDIVID. TO INDIVID

Consideration \$6,000.00

This Warranty Deed Made the 14th day of April A. D. 19 86 by

Mariano GONZALEZ Sanes

hereinafter called the grantor, to

Richard Boron and Dorothy Boron, his wife

whose postoffice address is c/o Doug Horner 310 Orange Street, Griffin Park New Port Richey, Florida 33553 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:

Lot 20, Block 1642, SPRING HILL, UNIT #24, as per plat thereof recorded in Plat Book 10, Pages 53 - 60, Public Records of Hernando County, Florida.

Subject to restrictions and easements of record.

Subject to taxes for the year 1986 and subsequent years.

GRANTOR further warrants that the above described property does not now and never has constituted Grantor's homestead, is not now and never has been contiguous to Grantor's homestead.

Documentary Tax Pd. \$ 30.00
Intangible Tax Pd. \$
Harold W. Brown, Clerk Circuit Ct.
Hernando County Florida
By [Signature] D.C.

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, 19 85

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:

3. [Signature] WITNESS
4. [Signature] WITNESS

[Signature] L.S.
Mariano GONZALEZ Sanes L.S.

STATE OF Puerto Rico
COUNTY OF Vega Baja

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 Mariano GONZALEZ Sanes

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

WITNESS my hand and official seal in the County and State last aforesaid this fourteenth (14th) day of April A.D. 19 86

[Signature] NOTARY PUBLIC

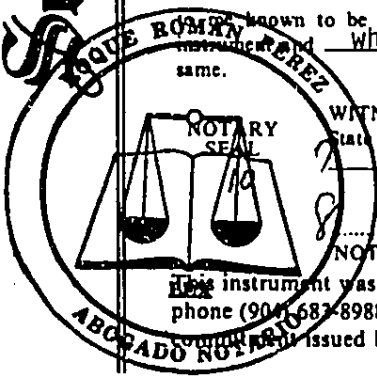
This instrument was prepared by Debbi Cosner for Southeast Title Insurance Agency, Inc., phone (904) 682-8988 or (904) 596-4440, as a necessary incident to the fulfillment of conditions contained in a title insurance policy issued by it.

SPACE BELOW FOR RECORDERS USE

FILED FOR RECORD
HAROLD W. BROWN, CLERK
HERNANDO COUNTY, FLA.
986 APR 18 PM 4 13
110569

MY COMMISSION EXPIRES: 9
Notaries in the Commonwealth of Puerto Rico have lifetime commissions.

Southwest Title Insurance Agency, Inc.



O.R. 607 PG 0610