

5.00
175.00

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

This Warranty Deed Made the 8th day of September A. D. 19 86 by

FRANK M. WITT and MARY V. WITT, his wife
hereinafter called the grantor, to

ALFONSE ZITO and GERALDINE ZITO, his wife

whose postoffice address is 33377 Westwood Drive, Ridge Manor, Florida 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(Ten) 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 117-A, RIDGE MANOR FARMS, Unit Two, as per plat thereof recorded in Plat Book 5, page 73, Public Records of Hernando County, Florida.

Documentary Tax Pd. \$ 175.00
Intangible Tax Pd. \$ _____
Notary Public, Clerk, Circuit Ct.
Hernando County, Florida
S. Morgan

FILED FOR RECORD
HAROLD W. BROWN, CLERK
HERNANDO COUNTY, FLA.
86 SEP 12 PM 3 10

026771

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

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:

Beth Quinn
Martha L. ...

Frank M. Witt
Mary V. Witt
L.S.
L.S.

STATE OF Florida
COUNTY OF Pasco

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

Frank M. Witt and Mary V. Witt, his 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 8th day of September, A. D. 1986,

Notary Public, My Commission expires: 11/11/87

This Instrument prepared by: Professional Title Service
Address: Post Office Box 1607
Dade City, Florida 34297
incidental to a title insurance commitment

Notary Public, State of Florida
My Commission Expires Nov. 11, 1987
Bonded by American Fire & Casualty Company

O.R. 622 PG 1206