

9.00
120.00
WEST HERNANDO TITLE INSURANCE AGENCY, INC.

Consideration \$ 24,000.00

87 01 012

WARRANTY DEED
INDIVID. TO INDIVID.

This Warranty Deed Made the 3rd day of January A. D. 1987 by

GARY L. PEASE and BARBARA A. PEASE, his wife

hereinafter called the grantor, to

JOSEPH MENDOLIA and CAMILLE MENDOLIA, his wife

whose postoffice address is 4446 Bahama Dr., 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, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

Lot 8, Block 100, Gulf Coast Retreats, Unit 8 according to plat thereof as recorded in Plat Book 7, Page 23, of the Public Records of Hernando County, Florida.

Subject to taxes and assessments for the year 1987 and subsequent years.

Subject to easements and restrictions of record.

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 86

Documentary Tax Pd. \$ 120.00

Intangible Tax Pd. \$ 0.00

Notary Public in and for the State of Florida

J. Morgan

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:

W. L. Morgan
Witness Bill LEE

Gary L. Pease
Gary L. Pease **LS**

Witness Bill LEE

STATE OF ALASKA
COUNTY OF

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

Gary L. Pease

to me 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 3RD day of FEBRUARY, A. D. 1987

(SEAL) *Carol A. Shultz*
My Commission Expires 30 Sept 88

This instrument prepared by:

This instrument was prepared by B. Hedick for WEST HERNANDO TITLE INSURANCE AGENCY, INC., 4451 Teve n Trail, Unit C-2, Spring Hill, Florida 33526 as a necessary incident

RETURN TO: for the fulfillment of conditions contained in a title insurance commitment issued by it.

SPACE BELOW FOR RECORDERS USE

FILED FOR RECORD
HAROLD WM. BROWN, CLERK
HERNANDO COUNTY, FLA.
87 FEB 11 AM 10 52

004778

O. R. 639 PG

1042

Signed, sealed and delivered in our presence:

Wade Green
Witness
Harold Calogrouc
Witness

Barbara A. Pease
Barbara A. Pease

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

Barbara A. Pease

to me know to be the person described and who executed the foregoing instrument and who acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of February, A.D. 1987.

Gendry R. Fote
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. OCT. 4, 1990
BONDED THRU GENERAL INS. UND.