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RETURN TO:

This instrument was prepared by  
Law Offices of  
JOHNSTON & SASSER, P.A.  
29 So. Brooksville Ave.  
Brooksville, Florida 34601

Documentary Tax Pd. \$ .55  
Intangible Tax Pd. \$  
Harold W. Brown, Clerk of Circuit Ct.  
Hernando County, Florida  
By Harold W. Brown D.C.

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of December, 1987, between MARY L. MIZELL, unmarried surviving spouse of J. W. Mizell, a/k/a Woodrow Mizell, deceased, of the County of Hernando, State of Florida, Grantor, and MARY L. MIZELL, as Trustee for Sandra Jean Benton under Trust dated December 31, 1987, whose mailing address is: 22100 Hayman Road, Brooksville 34602, of the County of Hernando, State of Florida, Grantee;

WITNESSETH: That said Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, lying and being situate in Hernando County, Florida, to-wit:

The South 1/2 of the NE 1/4 of the SW 1/4 of the SW 1/4 Section 25, Township 23 South, Range 19 East, Hernando County, Florida;

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

("Grantor" and "Grantee" are used for singular or plural, as context requires.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed in our presence:

Joseph E. Johnston  
Witness  
[Signature]  
Witness

Mary L. Mizell  
Mary L. Mizell

STATE OF FLORIDA  
COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by MARY L. MIZELL, single, this 31st day of December, 1987.

Joseph E. Johnston  
Notary Public

My commission expires:  
11-13-89

FILED FOR RECORD  
HAROLD W. BROWN, CLERK  
HERNANDO COUNTY, FLA.  
DEC 31 PM 3 58  
042084

This instrument was prepared from information supplied by the parties hereto. No guarantee or opinion on title has been rendered by the Law Offices of JOHNSTON & SASSER, P.A.