

WARRANTY DEED

This WARRANTY DEED made the (1) 11 day of APRIL, 1986 by Daniel T. Hamilton and Marilyn L. Hamilton, His wife, As Tenants by The Entireties,

herein after called the grantor, to Anthony Saginario

Whose postoffice address is:
9726 Sandstone Lane, Port Richey, FL 34668
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 \$32,000.00 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 4, Block 1600, SPRING HILL, Unit 23 as per plat thereof, recorded in plat book 10, pages 44-52 public records of Hernando County, Florida.

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 and assessments accruing subsequent to December 31, 1987, and subject to restrictions, reservations, and easements of record.

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) Rhonda M. Kujawski
Witness
(4) Betty Leubach
Witness

(2A) Daniel T. Hamilton (SEAL)
Daniel T. Hamilton
(2B) Marilyn L. Hamilton (SEAL)
Marilyn L. Hamilton
(2C) _____ (SEAL)
(2D) _____ (SEAL)

State of (5) MICHIGAN
County of (6) MUSKEGON

(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before me this (7) 11 day of APRIL, 1986 by Daniel T. Hamilton and Marilyn L. Hamilton, His wife, As Tenants by The Entireties,

(8) Donald D. Kujawski
Notary Public
My Commission Expires: (9) _____
DONALD D. KUJAWSKI
Notary Public, Muskegon County, Michigan
My Commission Expires April 7, 1990

SPACE BELOW FOR RECORDERS USE

This instrument was prepared by Carole Engley
Southeast Title Insurance Agency, Inc.,
phone (904)-683-8988, as a necessary incident
to the fulfillment of conditions contained
in a title insurance commitment issued by it.
REF: File #B8803089

Documentary Tax Pd. \$ 176.00
Intangible Tax Pd. \$ _____
Karen Nicolai, Clerk of Circuit Ct.
Hernando County, Florida
By [Signature] D.C.

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FLA
'88 APR 19 PM 2 36

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O.R. 688 PG 0995