

6.00 P
123.20 D.

7031*SE-24723

CORPORATION WARRANTY DEED

THIS WARRANTY DEED made and executed the 6th day of January, 1989 A.D. by The Oaks of Spring Hill, Inc., a Corporation

existing under the laws of Florida hereinafter called the Grantor, to Arnold Clarkson and Lynne Clarkson, his wife

whose post office address is: 595 Spur Drive North, Bay Shore, NY 11706 and whose respective Social Security numbers are:

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 corporation)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Hernando County, Florida, whose parcel identification numbers is R03-223-18-2812-0000-0620 to wit:

Lot 62, THE OAKS, UNIT TWO, according to the plat thereof, recorded in Plat Book 21, Page(s) 17-18 inclusive, of the Public Records of Hernando County, Florida.

The above described property is vacant land. Documentary Tax Pd. \$ 123.20 Intangible Tax Pd. \$ _____
Karen Nicolal, Clerk of 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 it is lawfully seized of said land in Fee Simple; that it has good right and lawful authority to sell and convey said land; that it 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, 1988.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

(Corporate Seal)
ATTEST: [Signature]
Secretary

The Oaks of Spring Hill, Inc.
[Signature]
Rudolph Bruni
President

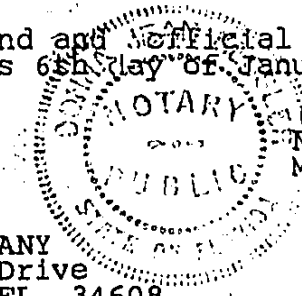
Signed, sealed and delivered in the presence of:
[Signature]
Witness)
[Signature]
Witness)

STATE OF Florida
COUNTY OF Hernando

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared: Rudolph Bruni, President well known to me to be the President respectively of the corporation named as Grantor in the foregoing deed, and they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of January, 1989 A.D.

(SEAL)



[Signature]
Notary Public
My Commission Expires: _____

Prepared by:
Barbara Stock
CHELSEA TITLE COMPANY
11070 Spring Hill Drive
Spring Hill, FL 34608

Notary Public
State of Florida at Large
My Commission Expires:
November 13, 1992

FILED FOR RECORD
KAREN NICOLAL, CLERK
HERNANDO COUNTY, FLA.
89 JAN 10 PM 2 56

000869

O.R. 720 PG 0221