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275.00 D
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ACTION TITLE SERVICES, INC.

This Warranty Deed Made the 5th day of APRIL A. D. 1989 by Richard P. Fellenz, a single man, and Thomas J. Fellenz, a married man

hereinafter called the grantor, to

Frank Cromie and Jane Cromie, husband and wife, a/k/a Frank J. Cromie and Jane A. Cromie, his wife whose postoffice address is 5018 Harbinger Rd., Spring Hill, Fl. 34606 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, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

Lot 3, Block 1183, Spring Hill, Unit 18 as per plat thereof, recorded in Plat Book 9, pages 47-59 public records of Hernando County, Florida.

Grantors herein certify that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, is not now and never has been contiguous to grantor's homestead.

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, 1988.

Subject to taxes and assessments for the year 1989 and subsequent years.
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 Richard P. Fellenz → 2A Richard P. Fellenz 
Witness Thomas J. Fellenz → 2B Thomas J. Fellenz 
Witness Edna D. Meagor → Thomas J. Fellenz

5 STATE OF Maryland
6 County of Montgomery }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgements, personally appeared Richard P. Fellenz, a single man, and Thomas J. Fellenz, a married man to me known to be the person(s) described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

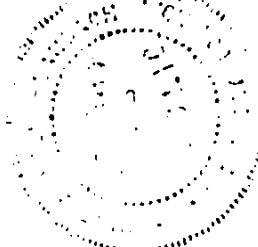
Witness my hand and official seal in the County and State last aforesaid this 7th day of April A.D. 1989

Notary Tax Pd. \$ 275.00
County Tax Pd. \$ —
Karen Nicolai, Clerk of Circuit Ct.
Hernando County, Florida
By R. Lopez D.C.

Carole Engley

This Instrument Prepared by
for ACTION TITLE SERVICES, INC.
4090 Commercial Way, Suite 11
Spring Hill, Fl. 34606

Bonnie A. Mills-Lambach
Notary Public
My commission expires: 7/1/90
SEAL



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