

ACTION TITLE SERVICES, INC.

6.00  
137.50

89 08 192

This Warranty Deed Made the ① 13<sup>th</sup> day of SEPTEMBER A. D. 1989 by

RAYMOND RIKER and THERESA M. RIKER, his wife

hereinafter called the grantor, to

PAUL N. TORRACA and SYLVIA TORRACA, husband and wife

whose postoffice address is 12 Wicket Street, Coram, New York 11727  
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 6, Block 890, SPRING HILL, Unit #13, as per plat thereof recorded in Plat Book 8, Pages 84-100, Public Records of Hernando County, Florida.

Documentary Tax \$ 137.50

Intangible Tax \$

State of Florida

Hernando County, Florida

By Joel Scaduto Notary Public

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RECORD  
CLERK  
TY, FLA

031697

**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 [Signature]

④ [Signature]

Witness

② Raymond Riker **LS**

Raymond Riker

② Theresa M. Riker **LS**

Theresa M. Riker

STATE OF ⑤ NEW YORK

County of ⑥ SUFFOLK

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 Raymond Riker and Theresa M. Riker, his wife 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 ⑦ 13<sup>th</sup> day of

⑦ SEPTEMBER A.D. 1989

⑧ [Signature]  
Notary Public  
My commission expires: ⑨ 10/20/90  
SEAL ⑩

JOEL SCADUTO  
Notary Public, State of New York  
Qualified in Nassau County  
No. 4873956  
Term Expires October 20, 1990

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

O.R. 751 PG 0131