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D-115.50 WARRANTY DEED

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This WARRANTY DEED made the (1) 29th day of May, 1990 by Claude D. Everts, widower and surviving spouse of Velma M. Everts, deceased

herein after called the grantor, to Edward Lampert and Rafaela Lampert, husband and wife

Whose postoffice address is: 15161 Woodcrest, Spring Hill, FL. 34609 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 \$21,000.00 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 13, Block 111, HERNANDO BEACH, UNIT 12, as per plat thereof recorded in Plat Book 9, Page 16, Public Records of Hernando County, Florida.

The grantor hereby warrants that the spouse with whom title to this property was acquired was continuously married to me from the time of its acquisition through the time of my spouse's death. GRANTOR further warrants that the above described property does not now and never has constituted Grantor's homestead, is not now and never has been contiguous to Grantor's homestead.

Grantor further warrants that the above described property is vacant land.

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, 1989, 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:

(2A) Claude D. Everts (SEAL)
Claude D. Everts

(3) Sandra A. Greenwood
Witness

(2B) _____ (SEAL)

(4) Marilyn A. Bucival
Witness

(2C) _____ (SEAL)

Documentary Tax Pd. \$115.50
Intangible Tax Pd. \$-
Karen Nicolai, Clerk of Circuit Ct.
Hernando County, Florida
By P. Williams D.C.

(2D) _____ (SEAL)

State of (5) New York

County of (6) Saratoga

(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before me this (7) 29th day of May, 1990 by Claude D. Everts, widower and surviving spouse of Velma M. Everts, deceased

(8) Sandra A. Greenwood
Notary Public
My Comm. Expires August 21, 1991

SANDRA A. GREENWOOD
Notary Public, State of New York
Certified in Saratoga County
No. 1663685
Commission Expires August 21, 1991

SPACE BELOW FOR RECORDERS USE

Sandra York 018588
of 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 #P9005042

O.R. 782 PG 0076