

10.50  
3.00 paid  
60

WARRANTY DEED

THIS INDENTURE, made this 26 day of November, 1991, BETWEEN,

ANTHONY PANELLA and DONNA PANELLA, his wife, of the County of Hernando, State of Florida, as GRANTOR\*, and

ANTHONY PANELLA and DONNA PANELLA, as TRUSTEES OF THE "ANTHONY PANELLA AND DONNA PANELLA TRUST AGREEMENT DATED NOVEMBER 26, 1991", with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described below, and with LISA PANELLA and NICHOLAS PANELLA to be the Co-Successor Trustees of the aforesaid Trust, upon the death, disability, or resignation of ANTHONY PANELLA or DONNA PANELLA,

whose post office address is:

Documentary Tax Pd. \$ 60  
Intangible Tax Pd. \_\_\_\_\_  
Kern L. ...  
Hernando Co.  
By [Signature]

of the County of Hernando, State of Florida, GRANTEE\*

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever the following described land, situate, lying and being in Hernando County, Florida, to-wit:

LOT 8, BLOCK 20, BERKELEY MANOR, BLOCKS 19 and 20 as shown in the Public Records of Hernando County, Florida.

The written acceptance by LISA PANELLA and NICHOLAS PANELLA, recorded among the public records of the County where the real property described above is located, together with evidence of ANTHONY PANELLA or DONNA PANELLA's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid trust have been complied with. Evidence of ANTHONY PANELLA or DONNA PANELLA's death shall consist of certified copies of their death certificate. Evidence of their disability shall consist of a licensed physician's affidavit establishing that ANTHONY PANELLA or DONNA PANELLA is incapable of performing their duties of Trustee of the aforesaid Trust. Evidence of ANTHONY PANELLA or DONNA PANELLA's resignation shall consist of a resignation, duly executed and acknowledged by them. The Successor Trustee shall have the same powers granted by ANTHONY PANELLA or DONNA PANELLA, the original Trustees, as set forth above.

Said Grantor does hereby fully warrant the title to said land, and

will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor", "Grantee", and "Trustee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of.

*[Signature]*  
WILLIAM T. CHARNOCK, III

*[Signature]*  
ANTHONY PANELLA

*[Signature]*  
JUDI GILLESPIE

*[Signature]*  
DONNA PANELLA

O. R. 843 PG 1209

FILED FOR RECORD  
KAREN HOSCAL, CLERK  
HERNANDO COUNTY, FL

STATE OF FLORIDA

036375

91 DEC - 2 11 1991

COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgements, personally appeared ANTHONY PANELLA and DONNA PANELLA, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of November, 1991.

*[Signature]*  
NOTARY PUBLIC  
Notary Public, State of Florida At Large  
My Commission Expires August 16, 1992

PREPARED BY AND RETURN TO:  
WILLIAM T. CHARNOCK, III, ATTORNEY AT LAW  
5358 SPRING HILL DRIVE  
SPRING HILL, FLORIDA 34606  
(904) 683-0612



**CERTIFICATE**

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.