

600 R 46.75D
RR 10150
C 2.00 ✓

WARRANTY DEED

This WARRANTY DEED made the (1) 16th day of March, 1988 by Roscoe C. Keith and Wynn M. Keith, his wife,

herein after called the grantor, to Nolasco Ferez and Angela Perez *AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP*

Whose postoffice address is: Calle 1914 Ext. La Milagrosa, Bayamon, P. R. 00619 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 \$8,500.00 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, v.

Lot 21, Block 519, SPRING HILL, UNIT #9, as per plat thereof recorded in Plat Book 8, Pages 38-53, Public Records of Hernando County, Florida.

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, 1987, 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:

(3) [Signature]
Witness

(4) [Signature]
Witness

(2A) [Signature] (SEAL)
Roscoe C. Keith

(2B) [Signature] (SEAL)
Wynn M. Keith

(2C) _____ (SEAL)

(2D) _____ (SEAL)

State of (5) Florida

County of (6) Hernando

The foregoing instrument was acknowledged before me this (7) 16 day of March, 1988 by Roscoe C. Keith and Wynn M. Keith, his wife, .

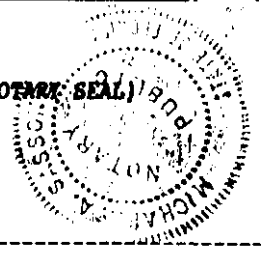
(8) [Signature]
Notary Public
My Commission Expires: (9) _____
Notary Public, State of Florida
My Commission Expires Sept. 2, 1989

This instrument was prepared by Nadine Morrill 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 #B8803025

R

Documentary Tax Pd. \$ 46.75
Intangible Tax Pd. \$ _____
Karen McNeil, Clerk of Circuit Ct.
Hernando County, Florida
by [Signature] D.C.

(10) (AFFIX NOTARY SEAL)



SPACE BELOW FOR RECORDERS USE

FILED FOR RECORD
KAREN McNEIL, CLERK
HERNANDO COUNTY, FLA
MAR 18 PM 11 17
008962

Being re-recorded to show JTWROS

O.R. 852 PG 1922

(R) Nolasco Perez
10494 Captain Dr.
Spring Hill, FL 34608

005603

O.R. 852 P8 1923

92 FEB 25 PM

RECEIVED
MARCH 1923
DEPARTMENT