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Southwest Title Insurance Agency, Inc.

P9301161  
WARRANTY DEED  
INDIVID. TO INDIVID

**This Warranty Deed** Made the 10th day of February A. D. 19 93 by  
Angelo Mascia and Nicolina Mascia, his wife  
Whose Post Office Address is: 1716 Rockaway Pkwy., Brooklyn, NY 11236  
hereinafter called the grantor, to  
Jean I. Boland, a single woman

whose postoffice address is 11045 Via Santiago Court, Spring Hill, FL. 34608  
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 \$ 96,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-mises, releases, conveys and confirms unto the grantee, all that certain land situate in **Hernando** County, Florida, viz:

Lot 63, THE GARDENS AT SEVEN HILLS, PHASE I, as per plat thereof recorded in Plat Book 22, Pages 20-22, Public Records of Hernando County, Florida, which has been amended by surveyors affidavit recorded in OR Book 722, Page 135.

FILED FOR RECORDS  
KAREN NICOLAI, CLERK  
HERNANDO COUNTY, FL

005125

93 FEB 16 PM 2:58

Documentary Tax Pd. \$ 72.00  
Intangible Tax Pd. \$     

O. R. 900 PG 1623

Karen Nicolai, Clerk of Circuit Ct.  
Hernando County, Florida

By Sandra A. York D.C.

**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, 19 92.

**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:

Nadine Bridges  
WITNESS Nadine Bridges  
Sandra A. York  
WITNESS Sandra A. York

Angelo Mascia L.S.  
Nicolina Mascia L.S.

STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared  
Angelo Mascia and Nicolina Mascia, his wife,  
who produced drivers' licenses as  
identification  
to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

NOTARY  
SEAL

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of February, A.D. 19 93

Sandra A. York  
NOTARY PUBLIC

SPACE BELOW FOR RECORDERS USE

MY COMMISSION EXPIRES:  
SANDRA A. YORK  
MY COMMISSION # CC 214983  
EXPIRES: August 15, 1998  
Bonded Thru Notary Public Underwriters

This instrument was prepared by Sandra York  
phone (904) 683-8988 or (904) 596-4440, as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.