

Name: Mr. and Mrs. Gordon L. Walts  
Address: 12376 Pitcairn Street  
Brooksville, FL 34613  
9436 SOUTHERN BELLE DR  
This Instrument Prepared by:  
Thomas G. Finn, P.A.  
Address: 6320 Rowan Road  
New Port Richey, Florida 34653  
Property Appraisers Parcel Identification (Folio Number(s)):  
Grantee(s) S.S. #[s]

WARRANTY TO INDIVID.  
INDIVID. TO INDIVID.  
Cementado Paper & Printing Co., Inc., 1987

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 examine the title of the property involved.  
A/ THOMAS G. FINN

R6.00

FILED FOR RECORD  
KAREN NICOLAI, CLERK  
HERNANDO COUNTY, FL  
94 MAY 31 AM 10:27  
019916  
O.R. 970 PG 0882

This Warranty Deed, Made the 24th day of May, 19 94, by Gordon Lewis Walts and Frances S. Walts, his wife hereinafter called the Grantor, to Gordon Lewis Walts as Trustee under his Trust Agreement dated May 24, 1994, whose post office address is 12376 Pitcairn Street, Brooksville, FL 34613 hereinafter called the Grantee, 9436 SOUTHERN BELLE DR  
(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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ LOVE AND AFFECTION 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, State of FLORIDA, viz: Lot 228, Glen Lakes Phase-Unit One, according to the plat thereof as recorded in Plat Book 23, pages 38-47, Public Records of Hernando County, Florida. SUBJECT TO restrictions of record. GRANTEE HEREBY RESERVES THE RIGHT TO USE THE ABOVE DESCRIBED PROPERTY AS HIS HOMESTEAD.

FULL POWER AND AUTHORITY is granted by this deed to said Trustee or his successors to have and possess, inter alia, the power and authority to protect, conserve, sell, lease, improve, to convey either with or without consideration, to mortgage, pledge or otherwise encumber said property, and to manage and dispose of the real property or any part of it described in this recorded instrument. SUBJECT TO THE terms of the GORDON LEWIS WALTS Trust Agreement dated May 24, 1994. GORDON LEWIS WALTS is entitled to possession of this property.

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, and hereby 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

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Thomas G. Finn  
Witness Signature (as to first Grantor)  
Thomas G. Finn  
Printed Name  
Rebecca Leon  
Witness Signature (as to first Grantor)  
Rebecca Leon  
Printed Name  
Thomas G. Finn  
Witness Signature (as to Co-Grantor, if any)  
Thomas G. Finn  
Printed Name  
Rebecca Leon  
Witness Signature (as to Co-Grantor, if any)  
Rebecca Leon  
Printed Name

Gordon Lewis Walts  
Grantor Signature  
Gordon Lewis Walts  
Printed Name  
12376 Pitcairn Street, Brooksville, FL  
Post Office Address  
34613  
Frances S. Walts  
Co-Grantor Signature, if any  
Frances S. Walts  
Printed Name  
12376 Pitcairn Street, Brooksville, FL  
Post Office Address  
34613

STATE OF Florida )  
COUNTY OF Hernando )

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Gordon Lewis Walts and Frances S. Walts, his wife

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL  
THOMAS G. FINN  
Notary Public, State of Florida  
My comm expires Aug. 28, 1995  
NO. CC 139722

Witness my hand and official seal in the County and State last aforesaid this 24th day of May, A.D. 1994.  
Thomas G. Finn  
Notary Signature  
Thomas G. Finn  
Printed Notary Signature