

This instrument was prepared by and return to:

Name PAUL H. NESSLER, JR.

Attorney at Law

Address 5456 Spring Hill Drive, Suite F
SPRING HILL, FLORIDA 34606

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL

026606

94 JUL 22 AM 11:58

Parcel ID No. R24-223-17-3645-0000-0040

O. R. 977 PG 1256

Grantee S.S. No. [REDACTED]

Name: Thomas Gerard Cirigliano

Documentary Tax Pd. \$.70

Intangible Tax Pd. \$

Grantee S.S. No. [REDACTED]

Name: Judith Ann Cirigliano

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

By [Signature] D.C.

(Space above this line for recording data.)

WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

This Indenture, made this 22 day of July, 1994, **Between** Thomas Gerard Cirigliano, aka Thomas Gerard Cirigliano, Jr., a single man, whose post office address is 9259 Angora St. Spring Hill, FL 34606 of the County of Hernando, State of Florida, party of the first part, and **Thomas Gerald Cirigliano and Judith Ann Cirigliano**, whose post office address is 9259 Angora St. Spring Hill, FL 34606 of the County of Hernando, State of Florida, party of the second part,

Witnesseth that said party of the first part, for and in consideration of the sum of *****TEN AND NO/100's*****Dollars, to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, **an undivided 1/2 interest as tenants in common for their life**, in the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot 4, Sutton Place, according to the plat thereof recorded in Plat Book 24, at pages 34 through 35, of the Public Records of Hernando County, Florida;

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 1994, and subsequent years;

reserving unto party of the first part an undivided 1/2 interest as tenant in common and the full remainder interest;

and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO, AND PAUL H. NESSLER, JR., DOES NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS AN EXAMINATION OF TITLE WAS NOT PERFORMED.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

Witness 1:

Printed: Melanie H. Mainwaring

Thomas Gerard Cirigliano (Seal)
Thomas Gerard Cirigliano

Witness 2:

Printed: PAUL H. NESSLER, JR.

____ (Seal)

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 22 day of July, 1994, by Thomas Gerard Cirigliano, aka Thomas Gerard Cirigliano, Jr., who is personally known to me or who has produced DRIVER'S LICENSE as identification.

NOTARY PUBLIC

Sign

Print

My Commission Expires:

(Notary Seal)

