

This Warranty Deed

Made this 21st day of June A.D. 1996

by
Mary Lee Scoggins individually and as
Attorney in fact for Benjamin Franklin
Scoggins, her husband
hereinafter called the grantor, to
Richard Finelli and Catherine M. Finelli,
his wife

whose post office address is: 16157 Pawnee Drive
Brooksville, FL 34601

Grantees' [REDACTED]

hereinafter called the grantee:

(Whenever used herein the term "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 \$ 10.00
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, viz:

East 1/2 of Tract 11, DEERHAVEN ESTATES, described as follows:
E 1/2 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4
of the Southwest 1/4 of Section 16, Township 21 S, Range 20 E,
Hernando County, Florida, SUBJECT to an easement over the South
15 feet thereof, and LESS a road right-of-way over the East 25
feet thereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for
the current year.

Parcel Identification Number: R16-121-20-0265-0010-0110

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

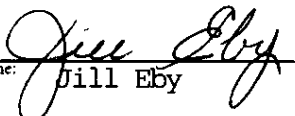
To Have and to Hold, the same in fee simple forever.

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 accruing subsequent to December 31, 19 95

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:


Name: Terry Hedden


Name: Jill Eby

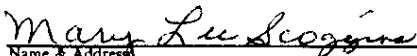
Name: _____

Name: _____


Name & Address: Benjamin Franklin Scoggins POA [LS]

by Mary Lee Scoggins, his
Attorney in Fact [LS]

Name & Address: Mary Lee Scoggins


Name & Address: 19466 Zinnia Lane [LS]
Brooksville, FL 34601

Name & Address: [LS]

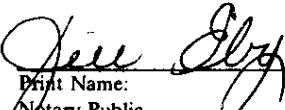
State of Florida
County of Hernando

The foregoing instrument was acknowledged before me this 21st day of June, 19 96,
by

Mary Lee Scoggins individually and as Attorney in Fact for
Benjamin Franklin Scoggins, her husband

who is personally known to me or who has produced driver license as identification.

PREPARED BY: Virginia A. Wanat
RECORD & RETURN TO:
Hernando Title Services, Inc.
615 West Jefferson Street
Brooksville, Florida 34601
File No: H-2462


Print Name: Jill Eby
Notary Public
My Commission Expires:

