

This Warranty Deed

Made this 21st day of June A.D. 19⁹⁶
by
Merle R. Fennell and Dorothy L. Fennell
husband and wife,

hereinafter called the grantor, to
Buster Bailey and Junie S. Bailey, his
wife

whose post office address is: 16397 Cherokee Road
Brooksville, FL 34601

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:
Lot 92, DEER HAVEN ESTATES, more particularly described as: The South 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 20 East, Hernando County, Florida; LESS the East 25 feet thereof for road right of way.

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

Parcel Identification Number: R16 121 20 0265 0010 0920

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:

Virginia A. Wanat
Name: Virginia A. Wanat

John A. Wanat
Name: John A. Wanat

Name:

Name:

Merle R. Fennell LS
Name & Address: Merle R. Fennell

Dorothy L. Fennell LS
Name & Address: Dorothy L. Fennell
6759 Arrowroot Dr.
Jacksonville FL 32244 LS

Name & Address:

Name & Address: LS

State of Florida
County of Hernando

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

Merle R. Fennell and Dorothy L. Fennell husband and wife,

who is personally known to me or who has produced Drivers Licenses as identification.

PREPARED BY: Virginia A. Wanat
RECORD & RETURN TO:
Hernando Title Services, Inc.
615 West Jefferson Street
Brooksville, Florida 34601
File No:H-2287

Virginia A. Wanat
Print Name: Virginia A. Wanat
Notary Public
My Commission Expires:

OFFICIAL NOTARY SEAL
VIRGINIA A WANAT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC498960
MY COMMISSION EXP. OCT. 28,1999

** OFFICIAL RECORDS **
BK: 1076 PG: 645

FILE# 96-025431
HERNANDO COUNTY, FLORIDA

RCD Jul 10 1996 02:46pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 259.00
07/10/96 Deputy Clk