

6.00  
77.00  
83.00

# This Warranty Deed

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1182 PG: 239**

Made this 16th day of January, 1998 by

**FILE# 98-011966**  
**HERNANDO COUNTY, FLORIDA**

**JUNIE S. BAILEY,**  
(Former wife of grantee and not remarried)

hereinafter called the Grantor, to

**BUSTER BAILEY,** the Grantee

whose post office address is:  
16397 Cherokee Road  
Brooksville, FL 34602

*Returned to:*  
**INDEPENDENCE TITLE**  
**New Port Richey Branch**  
**6620 U S 19 N**  
**New Port Richey, FL 34652**

**R**

**Witnesseth,** that the grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases 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 1/4 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 any taxes for the current year.

Parcel Identification Number: R16 121 20 0265 0010 0920

Last Deed of Record: Book 1076, Page 645

SOME ENTRIES ON THIS PAGE ARE OF POOR QUALITY AND MAY NOT BE LEGIBLE

RCD Mar 24 1998 03:11pm  
KAREN NICOLAI, CLERK

Together with all tenements, hereditaments and appurtenances thereto belonging or otherwise 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 an interest in 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 all persons whomsoever, except for taxes accruing and a certain MORTGAGE hereon, which the GRANTEE assumes and agrees to pay.

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

Signed, sealed and delivered in our presence:

DEED DOC STAMPS 77.00  
03/24/98 Deputy Clk

*Jane Fowler*  
Jane Fowler

*Junie S. Bailey*  
Junie S. Bailey  
Millers Run Rd, Lucasville, OH 45648

*Paul E. Fowler*  
Paul E. Fowler

State of Ohio )  
                  ) ss:  
Scioto County )

The foregoing instrument was acknowledged before me this 16th day of January, 1998, by

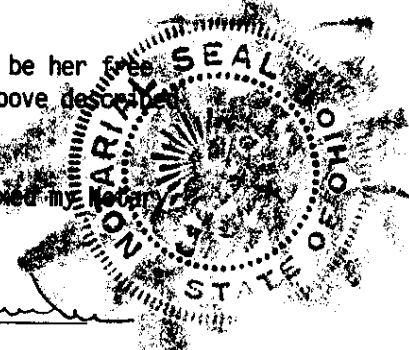
**JUNIE S. BAILEY**

who is personally known to me and who acknowledged the signing hereof to be her free act and deed to extinguish any and all right, title or interest in the above described premises.

**IN TESTIMONY THEREOF,** I have hereunto subscribed my name and affixed my Notary seal on the day and year last aforesaid.

This Instrument Prepared By:  
Paul E. Fowler 0023689  
Attorney at Law  
Portsmouth, Ohio 45662

*Paul E. Fowler*



**PAUL E. FOWLER**  
Notary Public, State of Ohio  
Commission Expires No. 03/24/98  
S.R.S. 147.03