

PARTS OF THIS DOCUMENT
ARE OF POOR QUALITY
AND MAY NOT BE LEGIBLE

THIS INSTRUMENT PREPARED BY AND RETURN TO:
KAREN E. DOXEY
CHELSEA TITLE OF THE NATURE COAST, INC.
10528 SPRING HILL DRIVE, SUITE B
SPRING HILL, FLORIDA 34608

**** OFFICIAL RECORDS ****
BK: 1210 PG: 922

Property Appraisers Parcel Identification (Folio) Numbers:
R32-323-17-5220-1518-0040
Grantees SS #s:

FILE# 98-034146
HERNANDO COUNTY, FLORIDA

RCD Aug 05 1998 01:10pm
KAREN NICOLAI, CLERK

SPACE ABOVE THIS LINE FOR RECORDING DAT

THIS WARRANTY DEED, made the **31st** day of **July, A.D. 1998** by **DONLEY E. WELLER** and **L. ESTHER WELLER**, HIS WIFE herein called the grantors, to **KLAUS MUELLER** and **GERTRAUDE MUELLER**, HUSBAND AND WIFE, AND **ANDREAS MUELLER** AND **GISBERT MUELLER**, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP whose post office address is c/o Hans Tegge, 2824 Orange Grove Way, Palm Harbor, FL 34684, hereinafter called the Grantees:

(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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 4, Block 1518, SPRING HILL, Unit 22, according to the map or plat thereof as recorded in Plat Book 10, Pages 31-43, of the Public Records of Hernando County, Florida.

DEED DOC STAMPS 504.00
08/05/98 Deputy Clk

Subject to easements, restrictions and reservations of record and to taxes for the year 1998 and thereafter.

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 grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1997.

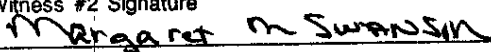
IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in the presence of:



Witness #1 **KAREN E. DOXEY**

Witness #1 Printed Name


Witness #2 Signature


Witness #2 Printed Name

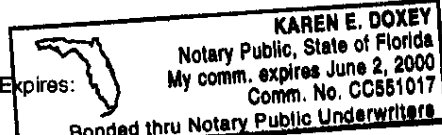

DONLEY E. WELLER L.S.
1311 First Avenue NE, P.O. Box 242, Steinhatchee, FL 32359

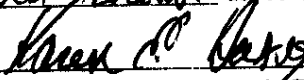

L. ESTHER WELLER L.S.
1311 First Avenue NE, P.O. Box 242, Steinhatchee, FL 32359

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this **31st** day of **July, 1998** by **DONLEY E. WELLER** and **L. ESTHER WELLER** who are personally known to me or have produced **FL DRIVER LICENSE** as identification.

SEAL

My Commission Expires: 
KAREN E. DOXEY
Notary Public, State of Florida
My comm. expires June 2, 2000
Comm. No. CC551017
Bonded thru Notary Public Underwriters


Notary Signature
KAREN E. DOXEY
Printed Notary Signature