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BK: 1251 PG: 1449

FILE# 99-009416  
HERNANDO COUNTY, FLORIDA  
RCD Mar 02 1999 11:18am  
KAREN NICOLAI, CLERK

DEED DOC STAMPS 0.70  
03/02/99 Deputy Clk

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 17<sup>th</sup> day of December, A.D. 1996, between FRANK LAUMER, a married man, of the County of Hernando, in the State of Florida, and CHRISTOPHER LAUMER, a married man, of the County of Hernando, in the State of Florida, party of the first part, whose mailing address is c/o Talisman Land Office, 35247 Reynolds, Dade City, FL 33525, and MARSH S. LAUMER, whose mailing address is Plantslagerweg 461 22230 LUND, SWEDEN, party of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of \*\*\*LOVE AND AFFECTION\*\*\*, to him in hand paid by the 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, his heirs and assigns forever, the following described land, situate, lying and being in the County of Hernando, State of Florida, to-wit:

Lots 62, 64, 71 and 72, TALISMAN NORTH, as recorded in Plat Book 18, Page 97, Public Records of Hernando County, Florida.

Subject to easements and restrictions of record and taxes for the year 1997 and subsequent years.

The subject property is not the homestead property of the Grantors.

This is a gift, and there is no monetary consideration involved.

And the said party of the first part does hereby give a limited warranty of title to said land for and only during the period of his ownership of the same, and will defend the same against the lawful claims of all persons whomsoever for such period of time.

PREPARED BY FRANK LAUMER, 35247 REYNOLDS  
DADE CITY, FL 33525

R MARSH LAUMER  
1029-B 10<sup>th</sup> ST N.W.  
LARGO, FL 33770

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of:

① Shirley Laumer  
Print name of witness:  
SHIRLEY LAUMER

Frank Laumer (SEAL)  
Frank Laumer

② Kelley Parsons  
Print name of witness:  
Kelley Parsons

Christopher Laumer (SEAL)  
Christopher Laumer

Witnesses as to both parties

STATE OF FLORIDA

COUNTY OF HERNANDO

I HEREBY CERTIFY that on this 17th day of December, 1996, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FRANK LAUMER, a married man, and CHRISTOPHER LAUMER, a married man, who are personally known to me, or who produced Known as identification, and who executed the foregoing instrument, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Kelley Nichelle Parsons  
Notary Public  
Kelley Nichelle Parsons  
Print Name of Notary



KELLEY NICHELLE PARSONS  
Notary Public, State of Florida  
My Comm. Exp. Oct. 21, 2000  
Comm. No. CC 594924