

This Warranty Deed

Made this 30th day of July A.D. 19 99
by **Charles B. McKenzie and Ella Jay
McKenzie, husband and wife**

hereinafter called the grantor, to
**Ralph Palazzolo and Denise Palazzolo,
husband and wife**

whose post office address is:
**517 Haltata Court
New Port Richey, FL 34655**

**** OFFICIAL RECORDS ****
BK: 1284 PG: 1755

FILE# 99-036220
HERNANDO COUNTY, FLORIDA

RCD Aug 05 1999 10:28am
KAREN NICOLAI, CLERK

DEED DOC STAMPS 73.50
08/05/99 Deputy Clk

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:

See Schedule A attached hereto and by this reference made a part hereof.

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

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: R16 121 20 0265 0010 0690

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 98

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:

Alice Bruni
Name: **Alice Bruni**

Charles B. McKenzie
Name & Address: **Charles B. McKenzie
3701 Sarazen Drive
New Port Richey, FL 34655** LS

Michele M. Brockew
Name: **MICHELE M. BROCKEW**

Name & Address: LS

Alice Bruni
Name: **Alice Bruni**

Ella Jay McKenzie
Name & Address: **Ella Jay McKenzie
Same As Above** LS

Michele M. Brockew
Name: **MICHELE M. BROCKEW**

Name & Address: LS

State of **Florida**
County of **Hernando**

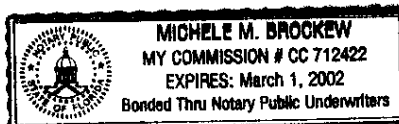
The foregoing instrument was acknowledged before me this 30th day of July, 19 99, by

Charles B. McKenzie and Ella Jay McKenzie, husband and wife

who is personally known to me or who has produced *driver's licenses* as identification.

Michele M. Brockew
Notary Public
Print Name: **MICHELE M. BROCKEW**
My Commission Expires: _____

PREPARED BY, RECORD & RETURN TO:
Michele M. Brockew
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
File No: 513348



Schedule A

**** OFFICIAL RECORDS ****
BK: 1284 PG: 1756

PARCEL "B"

The North 1/2 of Lot 69, DEER HAVEN ESTATES, unrecorded, more particularly described as the North 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 21 South, Range 20 East, Hernando County, Florida, TOGETHER WITH an easement over and across the West 15 feet of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 16 for the purpose of ingress, egress and utilities.

"SUBJECT LAND IS CONTAINED WITHIN A SUBDIVISION WHICH HAS NOT BEEN FORMALLY PLATTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY AND SAID COUNTY HAS ABSOLUTELY NO OBLIGATION TO MAINTAIN OR IMPROVE THE ACCESS TRACT WITHIN THE SUBDIVISION."