

This Instrument Prepared by:
P. A. BUCHTAN
ACTION TITLE SERVICES, INC.
3248 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606
File Number: **0501273A**
Parcel Number: **PARCEL #R01-221-17-3330-0217-0050 / 0060** or **KEY #756596 & KEY**

**** OFFICIAL RECORDS ****
BK: 1435 PG: 1561

FILE# 2001-032418
HERNANDO COUNTY, FLORIDA

#756603

(STATUTORY FORM - Section 689-02, F.S.)

RCD 07M 10 2001 11:24am
KAREN NICOLAI, CLERK

WARRANTY DEED

THIS WARRANTY DEED, made this 4th day of July, A.D. 2001, between

STEFFEN HOPF, a single man

hereinafter called the Grantor,

whose post office address is: 2320 ST. LOUIS, ST. LAZARE, QUEBEC, CANADA J7T 2C8

and

R **ANTHONY CAROSONE and ANITA CAROSONE, Husband and wife**

whose mailing address is 405 Cucc, 11480 Ferendina Way
Grantees Social Security # Spring Hill, FL 34609

hereinafter called the Grantees, ("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that Certain parcel of land in the County of **HERNANDO** and State of Florida, to-wit:

LOT 5, BLOCK 217, ROYAL HIGHLANDS, UNIT NO. 4, as per plat thereof recorded in Plat Book 12, Pages 33 - 44, Public Records of Hernando County, Florida.

BEING THE SAME PROPERTY AS TRANSFERRED TO THE GRANTOR IN O.R. BOOK 856, PAGE 1940, OF SAID PUBLIC RECORDS.

Subject property is vacant land.

ENTIRE PARCEL IS VACANT LAND AND IS NOT THE HOMESTEAD NOR CONTIGUOUS TO THE HOMESTEAD PROPERTY OF THE GRANTOR(S).

SUBJECT to easements, restrictions and reservations of records. And the same Grantor do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year 2001 and subsequent years.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

(Wit.)

Name: Johanne Goyette

FIRST WITNESS - PLEASE PRINT

STEFFEN HOPF

(Seal)

(Seal)

(Wit.)

Name: Julie Page

SECOND WITNESS - PLEASE PRINT

STATE OF CANADA

COUNTY OF (PROVINCE) Quebec

The foregoing instrument was acknowledged before me this 4th day of July, 2001, by:

STEFFEN HOPF, a single man

who acknowledged before me that he/she/they executed the foregoing document, and who

is/are personally known to me; OR

J who has produced the following identification: driving licence

France Bedard, notary

NOTARY SIGNATURE

Name: France Bedard, notary

NOTARY PUBLIC - PLEASE PRINT

MY COMMISSION EXPIRATION AND NUMBER: no expiry date

(AFFIX NOTARY SEAL/STAMP ABOVE)