

6.00
SPECIAL WARRANTY DEED

**** OFFICIAL RECORDS ****
BK: 1445 PG: 714

FILE# 2001-038215
HERNANDO COUNTY, FLORIDA

THE STATE OF FLORIDA
COUNTY OF HERNANDO

KNOW ALL MEN BY THESE PRESENTS:

That I, Marissa G. Clements ("Grantor"), of the County of Hernando, State of Florida, for and in consideration of the sum of TEN AND NO/100s--(\$10.00)—DOLLARS, to me in hand paid by Falk U. Nicolaus ("Grantee"), have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Falk U. Nicolaus ("Grantee") and Marissa G. Clements ("Grantee") of the County of Hernando, State of Florida, one-half (1/2) of my interest in that certain real property known as 24064 Winding Creek Drive, Brooksville, Hernando County, Florida, 34601, described as follows:

**Lot 6, CEDAR FALLS, PHASE I, as per plat thereof
recorded in Plat Book 18, page 24, public records of
Hernando County, Florida**

Parcel No. R06-123-20-0105-0000-0060

RCD 08M 09 2001 04:18pm
KAREN NICOLAI, CLERK

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit, and behoof of the Grantees and Grantees' heirs and assigns forever.

Witness my hand this 8th day of August, A.D. 2001.

DEED DOC STAMPS 0.70
08/09/01 Deputy Clk

Marissa G. Clements
Marissa G. Clements

Witnesses

Denise Vymlatil
Denise Vymlatil

Heather Diaz
Heather Diaz

STATE OF FLORIDA
COUNTY OF HERNANDO

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **MARISSA G. CLEMENTS** to me personally known to be the person described in and who executed the foregoing instrument or has produced FL Drivers License as identification, acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of August, 2001.

Paula R. Tomer
Notary Public, State of Florida

NOTARY PUBLIC - STATE OF FLORIDA
PAULA R. TOMER
COMMISSION # 00779084
EXPIRES 9/29/2002
BONDED THRU ASA 1-888-NOTARY1

Paula R. Tomer
Print Name of Notary Public
My Commission Expires:

GRANTOR'S ADDRESS:
Marissa Clements
24064 Winding Creek Drive
Brooksville, Florida 34601

GRANTEES ADDRESS:
Marissa Clements & Falk Nicolaus
24064 Winding Creek Drive
Brooksville, Florida 34601

AFTER RECORDING, PLEASE RETURN TO:
R Marissa Clements & Falk Nicolaus
24064 Winding Creek Drive
Brooksville, Florida 34601