

This Warranty Deed

Made this 31st day of October A.D. 2001
by Dorley Little and Wallace Little, husband
and wife

**** OFFICIAL RECORDS ****
BK: 1469 PG: 940

hereinafter called the grantor, to
Dennis M. Young and Mary Anne Young, his
wife

FILE# 2001-053565
HERNANDO COUNTY, FLORIDA

whose post office address is: 28198 Magnon Dr.
Brooksville, Fl. 34601

RCD 11M 01 2001 04:31pm
KAREN NICOLAI, CLERK

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.

DEED DOC STAMPS 549.50
11/01/01 Deputy Clk

Parcel Identification Number: R14-121-20-0470-0060-0010

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, 2000

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:

Name: Joan Marie Procida
Joan Marie Procida

Name & Address: Dorley Little [LS]
Dorley Little

Name: Edith Ward
Edith WARD

Name & Address: Wallace Little [LS]
Wallace Little
802 E. Bougainvillea Ave.
Tampa, Fl. 33612 [LS]

Name: _____

Name & Address: _____ [LS]

Name: _____

Name & Address: _____ [LS]

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

The foregoing instrument was acknowledged before me this 31st day of **October**, 2001 by

Dorley Little and Wallace Little husband and wife

who is personally known to me or who has produced _____ as identification.

Drivers License

JOAN MARIE PROCIDA
Notary Public, State of Florida
My comm. exp. June 6, 2004
Comm. No. CC942768

Notary Public: Joan Marie Procida
Print Name: Joan Marie Procida
My Commission Expires: 6/6/04

PREPARED BY: Joan Marie Procida
RECORD & RETURN TO:
Hernando Title Services, Inc.
615 West Jefferson Street
Brooksville, Florida 34601
File No: H-5851

JOAN MARIE PROCIDA
Notary Public, State of Florida
My comm. exp. June 6, 2004
Comm. No. CC942768

1052

WD-1
5/93

Schedule A

The East 20 feet of Lot 2, of Block 6, of the TOWN OF ISTACHATTA, as per plat thereof, as recorded in the Public Records of Hernando County, Florida, and being a part of the NE 1/4 of SW 1/4 of Section 14, Township 21 South, Range 20 East;

AND

Lot 1 of Block 6, of THE TOWN OF ISTACHATTA, Florida, as per plat recorded in the Public Records of Hernando County, Florida and being described as follows:
Beginning at a point where the Southern margin of Magnolia Street in the town of Istachatta intersects with the Western margin of the Atlantic Coast Line Railroad right of way, from thence run West along the Southern margin of said Magnolia Street a distance of 85 feet, thence due South 200 feet to the Western margin of said Railroad right of way, thence in a Northeasterly direction along said right of way to the Point of Beginning, and being a part of the North 1/2 of SW 1/4 of Section 14, Township 21 South, Range 20 East, Hernando County, Florida.