

R-1050

**** OFFICIAL RECORDS ****
BK: 1657 PG: 945

FILE# 2003-025759
HERNANDO COUNTY, FLORIDA

RCD 04M 24 2003 04:04pm
KAREN NICOLAI, CLERK

Prepared by
Joan Marie Procidia, an employee of
First American Title Insurance Company d/b/a Hernando Title Services
615 West Jefferson
Brooksville, Florida 34601-2529
(352) 799-7225

DEED DOC STAMPS 595.00
04/24/03 W Deputy Clk

Return to: Grantee

File No.: 2053-206457

WARRANTY DEED

This indenture made on A.D., by

Dennis M. Young and Mary Anne Young, husband and wife

whose address is: *121 Albroton Dr. Bryceville Fl 32009*
hereinafter called the "grantor", to

Michael C. Sykes and Vernice M. Sykes

whose address is: *EL 28198 Magnon Dr. Brooksville Fl 34601*
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

The East 20 feet of Lot 2 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.

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

Subject to covenants, conditions, restrictions and easements of record and taxes for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

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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 31st of .

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Dennis M. Young
Dennis M. Young

Mary Anne Young
Mary Anne Young

Signed, sealed and delivered in our presence:

Virginia A. Wanat
Witness Signature

Diane Paeprath
Witness Signature

Print Name: VIRGINIA A. WANAT

Print Name: DIANE PAEPRATH

State of **Florida**

County of **Hernando**

The Foregoing Instrument Was Acknowledged before me on , by **Dennis M. Young and Mary Anne Young, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Virginia A. Wanat
NOTARY PUBLIC

VIRGINIA A. WANAT
Notary Public, State of Florida
My comm. exp. May 18, 2004
Comm. No. CC937903

Notary Print Name
My Commission Expires: _____