

FILE# 2003-068062
HERNANDO COUNTY, FLORIDA

RCD 10M 08 2003 04:19pm
KAREN NICOLAI, CLERK

DEED DOC STAMPS 245.00
10/08/03 Deputy Clk

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

Return to: Grantee

File No.: 2053-338009

WARRANTY DEED

This indenture made on **October 3, 2003** A.D., by

Cathy E. Hedden and Terry P. Hedden, wife and husband

whose address is: **10143 Weatherly Road, Brooksville, FL 34601**
hereinafter called the "grantor", to

William A. Wert and Miriam P. Wert, his wife

whose address is: **4357 Raines Road, 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:

Lot 92, DEER HAVEN ESTATES, more particularly described as:
S 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 20
East, Hernando County, Florida;
LESS the East 25 feet thereof for road right of way.

Parcel Identification Number: **R16-121-20-0265-0010-0920**

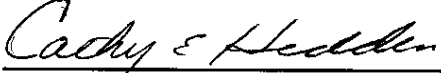
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

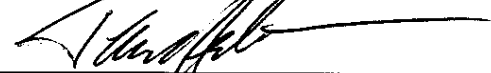
To Have and to Hold, the same in fee simple forever.

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 2002.

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

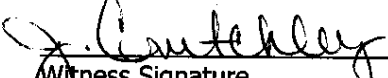


Cathy E. Hedden




Terry P. Hedden

Signed, sealed and delivered in our presence:



Witness Signature
Print Name: J. Cretchley



Witness Signature
Print Name: Virginia A. Wanat

State of **Florida**

County of **Hernando**

The Foregoing Instrument Was Acknowledged before me on **October 3, 2003**, by **Cathy E. Hedden and Terry P. Hedden, wife and husband** who is/are personally known to me or who has/have produced a valid driver's license as identification.

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



NOTARY PUBLIC

Notary Print Name
My Commission Expires: _____