

1/19/04  
Jury 12

PREPARED BY & RETURN TO:  
DAVID R. CARTER, P.A.  
5308 SPRING HILL DRIVE  
SPRING HILL, FL 34606  
TELEPHONE: (352) 686-6278  
FILE NO: 03-806 GG/NPR (pe)

R

**\*\* OFFICIAL RECORDS \*\***  
BK: 1789 PG: 579

FILE# 2004-007257  
HERNANDO COUNTY, FLORIDA

RCD 02M 04 2004 03:02pm  
KAREN NICOLAI, CLERK

**WARRANTY DEED**

DEED DOC STAMPS 0.70  
02/04/04 Deputy Clk

THIS INDENTURE, executed this 17<sup>th</sup> day of December, 2003, between **RALPH PALAZZOLO AND DENISE PALAZZOLO**, husband and wife, whose post office address is: 5127 Haltata Court, New Port Richey, Florida 34655, as **GRANTOR\***, and **RALPH L. PALAZZOLO AND DENISE PALAZZOLO AS TRUSTEES OF THE RALPH L. PALAZZOLO AND DENISE PALAZZOLO TRUST DATED DECEMBER 17<sup>th</sup>, 2003**, with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property as described below, whose post office address is: 5127 Haltata Court, New Port Richey, Florida 34655, as **GRANTEE\***.

**WITNESSETH:** that said grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and grantee's heirs and assigns forever the following described land, situate, lying and being in **HERNANDO COUNTY, FLORIDA**, to-wit:

"SEE EXHIBIT "A" ATTACHED HERETO"

Subject to easements, restrictions and reservations of record. Subject to taxes and assessments for the year 2003 and thereafter.

With the written acceptance by Successor Trustee recorded among the public records of the county where the real property described above is located, together with evidence of TRUSTEE'S death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the aforesaid trust have been complied with. Evidence of a Trustee's death shall consist of a certified copy of said Trustee's death certificate. Evidence of a Trustee's disability shall consist of a licensed physician's affidavit establishing that said Trustee is incapable of performing his/her duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by the said Trustee. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth above.

\*"Grantor", "Grantee", and "Trustee" are used for singular or plural, as the context requires.

The Settlor of the above-mentioned Trust shall be entitled to the use and occupancy of all real property transferred to the Trust; said Settlor retains the possessory rights to all such property (including any homestead property), and Settlor shall retain all beneficial interest in all such real property for the balance of Settlor's life, such interest being hereby declared to be "equitable title to real estate" as that term is employed in S.6, Art. VII of the State Constitution and pursuant to Florida Statutes 196.041(2) or successor statute for the purposes of qualifying for homestead tax exemption; along with any and all other exemptions permitted by law.

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

Signed, sealed and delivered  
in the presence of:

Marcia M. Fish  
Witness Signature

Marcia M. Fish  
Witness Printed Name

Judith Jones  
Witness Signature

JUDITH JONES  
Witness Printed Name

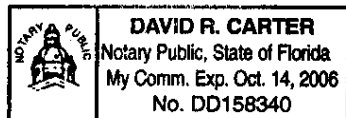
Ralph Y Palazzolo  
**RALPH PALAZZOLO**

Denise Palazzolo  
**DENISE PALAZZOLO**

**STATE OF FLORIDA**  
**COUNTY OF PASCO**

**I HEREBY CERTIFY** that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared **RALPH PALAZZOLO AND DENISE PALAZZOLO** to me well known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same. I have relied upon a Driver's License as identification, and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this 17<sup>th</sup> day of December, 2003.



[Signature]  
Notary Public  
Printed/Typed/Stamped Name  
Commission Expiration  
Commission Number

**I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED**

**"EXHIBIT A"**

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1789 PG: 581**

**Tax Parcel # R16-121-20-20-0265-0010-0690**

**PARCEL "A"**

The South ½ of Lot 69, Deer Haven Estates, unrecorded, more particularly described as the South ½ of the West ½ of the Northwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 16, Township 21 South, Range 20 East, Hernando County, Florida. Subject to an easement over and across the West 15 feet thereof for the purpose of ingress, egress and utilities, and also subject to a 25 foot road easement across the South side thereof.

**Parcel "B"**

The North ½ of Lot 69, Deer Haven Estates, unrecorded, more particularly described as the North ½ of the West ½ of the Northwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 16, Township 21 South, Range 20 East, Hernando County, Florida. Together with an easement over and across the West 15 feet of the South ½ of the West ½ of the Northwest ¼ of the Northwest ¼ of the Southeast ¼ of said section 16 for the purpose of ingress, egress and utilities.

and

**Tax Parcel # R16-223-17-3880-0040-0040 and 0050**

Lots 4 and 5, Block 4, Weeki Wachee Acres addition, Unit #3, according to the plat thereof as recorded in Plat Book 7, Page 18 of the Public Records of Hernando County, Florida.

and

**Tax Parcel # R19-221-18-1741-0000-0500**

Lot 50, Florida Sunshine Farmettes, Unit 2, according to the plat thereof, recorded in Plat Book 6, Page 21, Public Records of Hernando County, Florida.

and

**Tax Parcel # R24-222-17-2290-0000-0040**

Lot 4, Happy Acres Subdivision, as per plat thereof recorded in Plat Book 13, Pages 34-36, Public Records of Hernando County, Florida. Less and except the South 20 feet thereof, as per deed in O.R. Book 785, Page 659.

and

**Tax Parcel #R25-222-17-2460-00R0-0080**

Lot 8, Block R, Highland Lakes according to the plat thereof as recorded in Plat Book 5, Page 42 of the Public Records of Hernando County, Florida.

and

Commence at the Northwest corner of Section 2, Township 23 South, Range 18 East,

Hernando County, Florida. Run thence N 89 degrees 57' 58" E along the North line of Section 2, a distance of 662.37 feet; thence S 00 degrees, 04' 26" W. a distance of 680.01 feet; thence continue S 00 degrees 04' 26" W a distance of 340 feet; thence N 89 degrees 56' 34" E 318.50 Feet to the Point of Beginning; thence continue N 89 degrees 56' 34" E 318.67 feet; thence N 00 degrees 05' 05" E 340 feet, thence S 89 degrees 56' 34" W 318.73 thence S 00 degrees 04' 26" W 340 feet to the Point of Beginning, Together with a 15' easement for ingress, egress and utilities over the North boundary of "Parcel A" as described below:

**Parcel A:**

Commence at the Northwest corner of Section 2, Township 23 South Range 18 East, Hernando County, Florida. Run thence N 89 degrees 57' 58" E along the North line of Section 2 a distance of 662.37 feet; thence S 00 degrees 04'26" W a distance of 680.01 feet to the Point of Beginning; thence continue S 00 degrees 04' 26" W a distance of 340 feet; thence N 89 degrees 56' 34" E 318.50 feet; thence N 00 degrees 05' 05" E 340 feet; thence S 89 degrees 56' 34" W, 318.50 feet to the Point of Beginning. Subject to a 15' easement along the North boundary line of subject property for ingress and egress and utilities.