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Prepared by  
Victoria Parker, 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.: 2053-444853

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1800 PG: 406**

**FILE# 2004-013580**  
**HERNANDO COUNTY, FLORIDA**

**RCD 03M 02 2004 04:10pm**  
**KAREN NICOLAI, CLERK**

**DEED DOC STAMPS 217.00**  
**03/02/04 Deputy Clk**

**WARRANTY DEED**

This indenture made on **February 27, 2004 A.D.**, by

**Lance N. Dauenbaugh, a single person and and Todd A. Files, a single person, as joint tenants with right of survivorship**

whose address is: **5590 N.E. 35th Street, Silver Springs, FL 34488**  
hereinafter called the "grantor", to

**R Salvatore Palazzolo and Carmela Palazzolo as TRUSTEES of The Salvatore Palazzolo and Carmela Palazzolo Family Trust, u/t/d October 22, 2003**

whose address is: **2459 Malcolm Drive, Palm Harbor, FL 34684**  
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 8 & 9, Block E of LAKE LINDSEY CITY, according to the Plat thereof as recorded in Plat Book 4, Page(s) 22, of the Public Records of Hernando County, Florida**

Parcel Identification Number: **R25-121-19-0560-00E0-0080**

**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 2003.

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

Lance N. Dauenbaugh  
Lance N. Dauenbaugh

Todd A. Files  
Todd A. Files

*Signed, sealed and delivered in our presence:*

Victoria C. Parker  
Witness Signature

Print Name: Victoria C. Parker

J. Crutchley  
Witness Signature

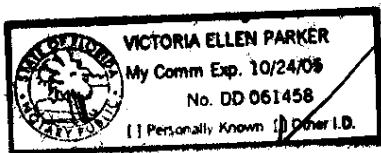
Print Name: J. Crutchley

State of **Florida**

County of **Hernando**

**The Foregoing Instrument Was Acknowledged** before me on **February 27, 2004**, by **Lance N. Dauenbaugh and Todd A. Files** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Victoria C. Parker  
NOTARY PUBLIC



Notary Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_