

K 1050

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1802 PG: 628**

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

**FILE# 2004-014703**  
**HERNANDO COUNTY, FLORIDA**

Return to: Grantee

**RCD 03M 05 2004 03:49pm**  
**KAREN NICOLAI, CLERK**

File No.: 2053-439870

**WARRANTY DEED**

**DEED DOC STAMPS 500.50**  
**03/05/04 *PJ* Deputy Clk**

This indenture made on A.D., by

**John J. Bartels and Mary R. Bartels, husband and wife**

whose address is: **P.O. Box 212, Istachatta, FL 34636**  
hereinafter called the "grantor", to

**R** **Alan Hart, Sr., a single man**

whose address is: **28060 Sewickley Street, Istachatta, FL 34636**  
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:

**Lots 6, 7, Block 9, OAKWOOD PARK SUBDIVISION, as per plat thereof, as recorded in Plat Book 4, Page 30, Public Records of Hernando County, Florida;**

**AND**

**Beginning at the SE corner of Lot 5, Block 9, OAKWOOD PARK SUBDIVISION, run thence East 100 feet, thence North 200 feet, thence West 100 feet, thence South 200 feet to the Point of Beginning.**

**LESS State Road right of way for S.R. 39 and  
LESS that part conveyed by O.R. 271, Page 402.**

**AND LESS the following:**

**Commencing at the NE corner of Lot 5, Block 9, OAKWOOD PARK, said point also being the Point of Beginning, go thence East a distance of 60.49 feet; thence S 00°09'58" West, a distance of 99.96 feet; thence West a distance of 62.82 feet; thence N 01°30'00" East, a distance of 100 feet to the Point of Beginning**

Parcel Identification Number: **R14-121-20-0730-0090-0060**

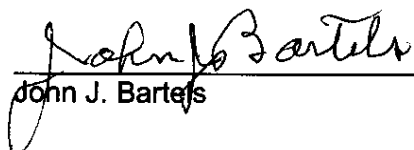
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


**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.

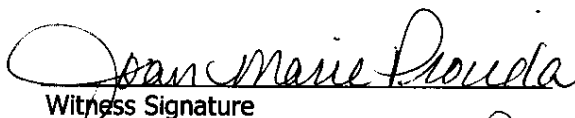
  
\_\_\_\_\_  
John J. Bartels

  
\_\_\_\_\_  
Mary R. Bartels

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Signature

Print Name: Edith Ward

  
\_\_\_\_\_  
Witness Signature

Print Name: Joan Marie Procida

State of **Florida**

County of **Hernando**

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

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

  
\_\_\_\_\_  
NOTARY PUBLIC

Joan Marie Procida  
\_\_\_\_\_  
Notary Print Name  
My Commission Expires: \_\_\_\_\_