

Prepared by and Return to:  
Jill R. Eby  
Equity Title Agency, LLC  
9735 US 19  
Port Richey, Florida 34668  
File Number: 28766EQB  
incidental to the issuance of a Title Insurance Policy

1/5 6.00 Index 5 of 5  
**R**  
RETURN TO:  
KEYSTONE TITLE AGENCY, INC.  
9735 U.S. Hwy. 19  
Port Richey, FL 34668

OFFICIAL RECORDS  
BK: 1831 PG: 1127

Doc# 2004030823  
Hernando County, Florida  
05/06/2004 3:54PM  
KAREN NICOLAI, Clerk

INDEXING FEE	\$	1.00
RECORDING	\$	5.00
MODERNIZATION TRUST FUND	\$	1.00
DEED DOC STAMP		482.30
05/06/2004	<i>PO</i>	Deputy Clk

### General Warranty Deed

Parcel ID Number: R27-222-18-1470-0019-0090

Made this April 27, 2004 A.D. By Lawrence Wingert, Individually and as Successor Trustee of the Robert E. Wingert and Laura Wingert Trust Agreement dated May 26, 1987, whose mailing address is: 40 N. Portage Path, Akron OH 44303, hereinafter called the grantor, to Frank C. Russell and Caroline S. Russell, husband and wife, whose post office address is: 14382 Edgeknoll Street, Brooksville, Florida 34613, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Sixty Eight Thousand Nine Hundred dollars & no cents, (\$68,900.00) 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, viz:

Lot 9, Block 19, Brookridge Community, Unit Two, according to the plat thereof as recorded in Plat Book 13, Page(s) 73 through 75, of the Public Records of Hernando County, Florida.

TOGETHER WITH A 1983 ELDO mobile home with ID #: 06538A/B and Title #: 18101183 and 181011834 situated thereon.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 31, 2003.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

*Michele Robinson*  
Witness Printed Name Michele Robinson

*Lawrence E. Wingert* (Seal)  
Lawrence Wingert, Individually and as Successor Trustee of  
the Robert E. Wingert and Laura Wingert Trust Agreement  
dated 5/26/87  
Address: 40 N. Portage Path, Akron OH 44303

*Mary Watson*  
Witness Printed Name Mary Watson

\_\_\_\_\_(Seal)  
Address:

State of Ohio  
County of Summit

The foregoing instrument was acknowledged before me this April 27, 2004, by Lawrence Wingert, Individually and as Successor Trustee of the Robert E. Wingert and Laura Wingert Trust Agreement dated May 26, 1987, who is/are personally known to me or who has produced a drivers license as identification.

*Rebecca Russell*  
Notary Public  
Expires: 2-16-09  
seal:



REBECCA RUSSELL  
Notary Public, State of Ohio  
My Commission Expires Feb. 16, 2009