

Prepared by & Return to: LAURA IRIGOYEN  
KAMPF TITLE AND GUARANTY CORPORATION  
124 S. Florida Avenue, Ste. 402  
Lakeland, Florida 33801  
File Number: 41-1466  
Parcel ID Number: R32 323 17 5210 1467 0120

OFFICIAL RECORDS  
BK: 1932 PG: 708

Doc# 2004086271  
Hernando County, Florida  
11/22/2004 12:49PM  
KAREN NICOLAI, Clerk

## This Warranty Deed

Made this 10/23/04 day of OCTOBER, 2004 A.D.

By MANUEL ALFONSO and CANDIDA R. ALFONSO, husband and wife,

whose address is: C/O EUGENE ALFONSO 4418 E. WILLIAMS DR., PHOENIX, ARIZONA 85050,

hereinafter called the grantor, to MARONDA HOMES, INC. OF FLORIDA

whose post office address is: 5902 Breckenridge Parkway, Ste. B, Tampa, Florida 33610,  
Grantees' Tax ID #: 25-1336949

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 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**, viz:

**LOT 12, BLOCK 1467, SPRING HILL UNIT 21**, according to the Plat thereof as recorded in **Plat Book 9, Pages 81 through 96, inclusive** of the Public Records of **HERNANDO** County, Florida.

**SUBJECT TO Covenants, Restrictions, Easements of Record and Taxes for the Current year.**

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 the Grantor(s) reside thereon.

Parcel ID Number: **R32 323 17 5210 1467 0120**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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:*

Witness: *Janette McCarty*

Printed Name: JANETTE MCCARTY

Witness: *Marybeth Williams*

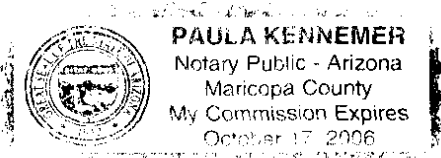
Printed Name: MARYBETH WILLIAMS

State of **ARIZONA**

County of MARICOPA

The foregoing instrument was acknowledged before me this 23rd day of **OCTOBER, 2004** by **MANUEL ALFONSO and CANDIDA R. ALFONSO, husband and wife**, who is/are personally known to me or who has produced **Valid Driver's License** as identification.

(SEAL)



*Manuel Alfonso* (Seal)  
MANUEL ALFONSO

Address: C/O EUGENE ALFONSO 4418 E. WILLIAMS DR., PHOENIX, ARIZONA 85050

*Candida R. Alfonso* (Seal)  
CANDIDA R. ALFONSO

Address:

MODERNIZATION TRUST FUND	\$ 1.00
BOCC/COURT TECHNOLOGY	\$ 2.00
MOD FUND/COURT TECHNOLOGY	\$ 1.90
FACC/CCIS	\$ 0.10
RECORDING	\$ 5.00
DEED DOC STAMP	\$ 154.00
11/22/2004	<u><i>Jo</i></u> Deputy Clk

Notary Public

Print Name: Paula Kennermer

My Commission No: \_\_\_\_\_

My Commission Expires: 10-17-2006