

WARRANTY DEED

INDIVID. TO INDIVID.

Record and Return to AND This Instrument prepared by:  
Rhonda Chilson an employee of

Gulf Coast Title Co., Inc.

111 N. Main St., Brooksville, FL 34601

incidental to the issuance of a title insurance policy.

File Number: T-65283

Property Appraisers Parcel ID/Folio Number(s):

R24 121 20 0310 0010 0080

Grantee's S.S. #s:

Doc# 2005006522

Hernando County, Florida

01/27/2005 9:57AM

KAREN NICOLAI, Clerk

MODERNIZATION TRUST FUND\$ 1.00

INDEXING FEE \$ 1.00

BOCC/COURT TECHNOLOGY \$ 2.00

MOD FUND/COURT TECHNOLOGY\$ 1.90

FACC/CCIS \$ 0.10

RECORDING \$ 5.00

DEED DOC STAMP \$ 462.00

01/27/2005

Deputy Clk

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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**This Warranty Deed**, Made and executed the 19 day of January, 2005,

by **Linda S. Hartzell**, a single person, f/k/a **Linda S. Starkey**, surviving spouse of **H. Gale Starkey**, deceased,

whose post office address is **113 Freeman Street, Terrell, Texas 75160**, hereinafter called the Grantor,

to **Dale Peters and Darla Peters**, husband and wife,

whose post office address is **15252 Taralane Ave., Brooksville, Florida 34604**, hereinafter called the Grantee.

(Wherever used herein the terms "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, wherever the context so admits or requires)

**Witnesseth**, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) 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, State of Florida**, viz:

**Lot 8 and 9, Block 1, Edgewater**, as per plat thereof recorded in plat book 3 page 37, public records of **Hernando County, Florida**

**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; and hereby 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, 2004, and subject to Covenants, Restrictions, and Easements of record, if any.

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

Signed, sealed and delivered in the presence of:

Jennifer Mahaney  
Witness Sign above  
Print Name here: Jennifer Mahaney

Shannon L Green  
Witness Sign above  
Print Name here: Shannon L Green

Witness Sign above  
Print Name here: \_\_\_\_\_

Witness Sign above  
Print Name here: \_\_\_\_\_

Linda S. Hartzell  
Sign above as printed here  
Linda S. Hartzell

Sign above as printed here

STATE OF Texas  
COUNTY OF Kemper

This foregoing instrument was acknowledged before me this 19 day of January, 2005, by **Linda S. Hartzell**, a single person, f/k/a **Linda S. Starkey**, surviving spouse of **H. Gale Starkey**, deceased. Said person(s) is/are personally known to me, or has/have produced Tx. D.L. as identification.

NOTARY RUBBER STAMP SEAL



Cindy Clayton  
Notary Signature  
Print Name Cindy Clayton