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Doc# 2005013023
Hernando County, Florida
02/18/2005 2:42PM
KAREN NICOLAI, Clerk

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

RECORDING \$ 13.00
MODERNIZATION TRUST FUND\$ 2.00
BOCC/COURT TECHNOLOGY \$ 6.00
MOD FUND/COURT TECHNOLOG\$ 5.70
FACC/CCIS \$ 0.30
DEED DOC STAMP \$ 700.00
02/18/2005 *AL* Deputy Clk

Return to: Grantee

OFFICIAL RECORDS
BK: 1975 PG: 108

File No.: 2053-737483

WARRANTY DEED

This indenture made on **February 17, 2005 A.D.**, by

Michael Sykes and Vernice M. Sykes, husband and wife

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whose address is: **28198 Magnon Dr., Brooksville, FL 34601**
hereinafter called the "grantor", to

Mark Stacey and Mellissa Stacey, husband and wife

whose address is: **28198 Magnon Dr., Brooksville, FL 34601**
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:

THE EAST 20 FEET OF LOT 2 BLOCK 6, OF THE TOWN OF ISTACHATTA, AS PER PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND BEING A PART OF THE NE 1/4 OF SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 20 EAST;

**AND
LOT 1 OF BLOCK 6 OF THE TOWN OF ISTACHATTA, FLORIDA, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:**

BEGINNING AT A POINT WHERE THE SOUTHERN MARGIN OF MAGNOLIA STREET IN THE TOWN OF ISTACHATTA INTERSECTS WITH THE WESTERN MARGIN OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, FROM THENCE RUN WEST ALONG THE SOUTHERN MARGIN OF SAID MAGNOLIA STREET A DISTANCE OF 85 FEET, THENCE DUE SOUTH 200 FEET TO THE WESTERN MARGIN OF SAID RAILROAD RIGHT OF WAY, THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, AND BEING A PART OF THE NORTH 1/2 OF SW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

Parcel Identification Number: **R14 121 20 0470 0060 0010**

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.

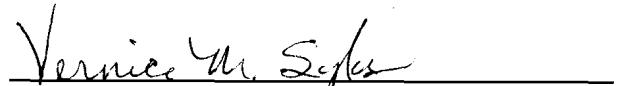
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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 2004.

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

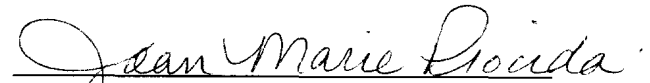

Michael Sykes


Vernice M. Sykes

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: Victoria Parker


Witness Signature

Print Name: Joan Marie Pruda

State of **Florida**

County of **Hernando**

The Foregoing Instrument Was Acknowledged before me on **February 17, 2005**, by **Michael Sykes and Vernice M. Sykes, 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

Joan Marie Procida

Notary Print Name
My Commission Expires: _____

