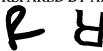
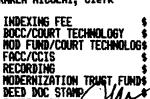
THIS INSTRUMENT PREPARED BY AND RETURN TO:

Cynthia Brundage Clear Title of Hernando, Inc. 8221 River Country Drive Spring Hill, Florida 34607





Property Appraisers Parcel Identification (Folio) Number: R29-221-18-2652-0000-0310

Clk

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THIS WARRANTY DEED, made the 3rd day of March, 2005 by Ero H. Perez and Bonnie Hicks, n/k/a Bonnie May Perez, a/k/a Bunny Hicks a/k/a Bonnie Hicks, husband and wife, whose post office address is 14066 Hurricane Dr., Weeki Wachee, FL 34614 herein called the grantors, to Roy F. Hensler and Cindy K. Hensler, husband and wife whose post office address is 602 Franklin Ave., Oldsmar, FL 34677, hereinafter called the Grantees: (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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 31, Leisure Acres, Unit 1, according to the plat thereof as recorded in Plat Book 13, Pages 86-88, Public records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2004 and thereafter.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of: **Y**\ ss #1 Signature Cynthia Brundage Witness #1 Printed Name Mis Witness #2 Signature Talia Brundage Witness #2 Printed Name

STATE OF FLORIDA **COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 3rd day of March, 2005 by Ero H. Perez and Bonnie Hicks who are personally known to me or have produced 12 1. Ve v as identification.

SEAL

Printed Notary Name

My Commission Expires:

