

Doc# 2005017478  
Hernando County, Florida  
03/07/2005 11:05AM  
KAREN NICOLAI, Clerk

INDEXING FEE \$ 3.00  
BOCC/COURT TECHNOLOGY \$ 2.00  
MOD FUND/COURT TECHNOLOGY \$ 1.90  
FACC/CCIS \$ 0.10  
RECORDING \$ 5.00  
MODERNIZATION TRUST FUND \$ 1.00  
DEED DOC STAMP \$ 525.00  
03/07/2005 Deputy Clk

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

SPACE ABOVE THIS LINE FOR RECORDING DATA

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)

**W I T N E S S E T H:** 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.

**OFFICIAL RECORDS  
BK: 1982 PG: 1673**

**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:

Cynthia Brundage  
Witness #1 Signature

Cynthia Brundage  
Witness #1 Printed Name

Talia Brundage  
Witness #2 Signature

Talia Brundage  
Witness #2 Printed Name

Ero H. Perez  
Ero H. Perez

Bonnie Hicks Bonnie Perez  
Bonnie Hicks n/k/a Bonnie Perez

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 Driver's License as identification.

SEAL

Cynthia Brundage  
Notary Public

Printed Notary Name

My Commission Expires:



CYNTHIA BRUNDAGE  
MY COMMISSION # DD 093550  
EXPIRES: June 19, 2006  
Bonded Thru Budget Notary Services