

Return to: Anchor Title & Associates
Name: 10910 Sheldon Road West
Address: Tampa, Florida 33626

R

Doc# 2005038416
Hernando County, Florida
05/10/2005 8:02AM
KAREN NICOLAI, Clerk

RECORDING FEES
DEED DOC STAMP
05/10/2005

10.00
154.00
Deputy Clk

This Instrument Prepared:
Barbara Berger
Anchor Title & Associates
10910 Sheldon Road W.
Tampa, Florida 33626

OFFICIAL RECORDS
BK: 2020 PG: 1098

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
r25 121 19 0560 00E0 0110
Grantee(s) S.S.#(s):
File No:20050248

WARRANTY DEED

This Warranty Deed Made the 4th day of May, 2005, by Frank Edward Blackwelder, Jr. Executor for the Estate of Freda Marie Blackwelder, hereinafter called the grantor, whose post office address is: 5389 East Arthur Street, Inverness, Florida 34452

to Lora Kay DeMaio, a single woman and Rose Marie Mattingly, a single woman, whose post office address is: 8180 Jasbow Junction, Brooksville, Florida 34613, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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, Florida, viz:

Lots 11 and 12, Block E, of LAKE LINDSEY CITY, AS PER PLAT THEREOF RECORDED IN Plat Book 4, Page 22, Public Records of Hernando County, Florida.

TOGETHER WITH that certain 1985 CHAL Mobile Home ID#SHS4WGA30841947

The property is the homestead of the Grantor(s).

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 2005, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature:

Printed Name:

Barbara M. Berger

Frank Edward Blackwelder, Jr. Executor for the Estate of Freda Marie Blackwelder

Witness Signature:

Printed Name:

Tamika Irvin

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 4th day of May, 2005, by Frank Edward Blackwelder, Jr. Executor for the Estate of Freda Marie Blackwelder, who has/have produced driver license(s) as identification.

My Commission Expires: 4/26/08



BARBARA M. BERGER
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD313561
EXPIRES 4/26/2008
BONDED THRU 1-888-NOTARY1

Barbara M. Berger

Notary Public: State of Florida
Serial Number: DD313561