

Name: Gary C. Benjamin
Address: 26102 Comanche St.
Brooksville, Florida 34601

R

OFFICIAL RECORDS
BK: 2196 PG: 1131

This Instrument Prepared by:
Norval C. Langworthy
Address: 26304 Lake Lindsey Road
Brooksville, Florida 34601

Doc# 2006010568
Hernando County, Florida
02/06/2006 11:10AM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 10.00
DEED DOC STAMP 8.78
02/06/2006 Deputy Clk

Property Appraisers Parcel Identification (Folio) Number(s):
R16-121-20-0265-0010-0820
Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

13

This Warranty Deed Made the 16 day of September A.D. 2005 by
Angela Kaye Cross

hereinafter called the grantor, to
Gary C. Benjamin and Yvonne K. Benjamin, his wife
whose post office address is
26102 Comanche St., Brooksville, Florida 34601
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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 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, State of FLORIDA, viz:

W 1/2 of Tract 82 of an unrecorded subdivision known as DEER HAVEN ESTATES,
said Tract being more particularly described as follows:
The W 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the
Southeast 1/4 of Section 16, Township 21 South, Range 20 East.
LESS the North 25 feet thereof for road right of way.

This Deed replaces Agreement for Deed. Recorded January 31, 1995,
Book 1002, Page 0061, 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,

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:

Theresa J. Freeman
Signature
Theresa J. Freeman
Printed Signature

Signature
Printed Signature

PATRICK FREEMAN
Signature
Patrick Freeman
Printed Signature

Signature
Printed Signature

STATE OF
COUNTY OF

Angela Kaye Cross

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she
executed the same, that I relied upon the following form of identification of the above-named person:
Personally Known and that an oath (was) (was not) taken.

NOTARY PUBLIC STAMP SEAL

Angela Kaye Cross
Signature
Angela Kaye Cross
Printed Signature
7975 Hinkle Rd., R. #4
Post Office Address
Liddletown, Ohio
45042

Signature
Printed Signature
Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this
16th day of September A.D. 2005
James E. Simpkins Sr.
Notary Signature
Notary Public, State of Ohio
My Commission Expires December 21, 2005

