

10.00  
339.50  
349.50

This instrument was prepared incidental to the writing of a title insurance policy:  
Audra Chandler  
Southern Security Title Services, Inc.  
5230 Mariner Blvd.,  
Spring Hill, FL 34609

Doc# 2006055134  
Hernando County, Florida  
07/03/2006 1:20PM  
KAREN NICOLAI, Clerk  
RECORDING FEES \$ 18.00  
DEED DOC STAMP \$ 339.50  
07/03/2006 Deputy Clk

OFFICIAL RECORDS  
BK: 2285 PG: 1312

Parcel ID Number: R01 221 17 3357 4760 0040

## Warranty Deed

This Indenture, Made this 14th day of June, 2006 A.D., Between  
Barbara Tkocz, as sole owner

of the County of , State of Spain, grantor, and  
Louis G. Beltran, an unmarried person  
whose address is: 407 N. Wilton PL., Los Angeles, CA 90004

of the County of Los Angeles, State of California, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Hernando State of Florida to wit:  
Lot 4, Block 476, Royal Highlands, Unit No. 7, according to the Plat  
thereof, as recorded in Plat Book 12, Pages 83 through 110, Public  
Records of Hernando County, Florida.

Subject to current taxes, easements and restrictions of record.

Grantors warrant that the property described herein is VACANT LAND,  
is not Grantor's homestead and is not contiguous to Grantor's  
homestead. The Grantor's homestead property is APTDO POSTAL 269ES,  
E30880 Aquilas, Spain, 88888-0024.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Liane Schaefer  
Printed Name: LIANE SCHAEFER  
Witness

Barbara Tkocz (Seal)  
Printed Name: Barbara Tkocz  
P.O. Address: APTDO POSTAL 269ES / E30880 AQUILAS, Spain

Helga Kreller-Kunze  
Printed Name: HELGA KRELLER-KUNZE  
Witness

EMBASSY OF THE UNITED STATES OF AMERICA  
Country of Spain  
City of

The foregoing instrument was acknowledged before \_\_\_\_\_, Consul of the United States  
of America at \_\_\_\_\_ duly commissioned and qualified, this 14th day of June, 2006 by  
Barbara Tkocz, as sole owner

she is personally known to me or she has produced her \_\_\_\_\_ as identification.

MIGUEL ZUÑIGA LOPEZ  
Printed Name:  
Notary Public  
My Commission Expires: \_\_\_\_\_

