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Return to: 11618-11-00259

North American Title Company  
5172 Mariner Blvd.  
Spring Hill, Florida 34609

This Instrument Prepared By:  
Cheryl Roe  
North American Title Company  
5172 Mariner Blvd.

Spring Hill, Florida 34609

Property Appraisers Parcel Identification (Folio) Number: R32 323 17 5070 0371  
0140

59,900.00  
**WARRANTY DEED**

This Warranty Deed made this 3rd day of August, 2011 by Byron W. Atkinson, a married man and Donna Feldhaus, a married woman and Willard R. Atkinson, a married man and Karen Schlosser n/k/a Karen L. Atkinson., a single woman, whose mailing address is 5530 Tropic Drive New Port Richey, Fl 34653-4640, hereinafter called the grantor(s), to Billy Bernert , a single man, whose post office address is 1126 123rd Street, College Point, NY 11356, 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(s), for and in consideration of the sum of \$10.00 (ten) 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 14, Block 371, Spring Hill Unit 7, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 11 through 24, of the Public Records of Hernando County, Florida.

**Said property is not the constitutional homestead of the Grantors**

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2011 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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.

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:

First Witness Signature

Witness Printed Signature

Second Witness Signature

Witness Printed Signature

Third Witness Signature

Witness Printed Signature

Fourth Witness Signature

Witness Printed Signature

Byron W. Atkinson  
Byron W. Atkinson

Donna Feldhaus by Byron W. Atkinson her Attorney in Fact

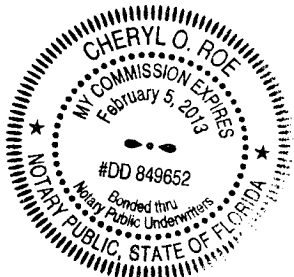
Willard R. Atkinson by Byron W. Atkinson his Attorney in Fact

Karen Schlosser Karen L. Atkinson by Byron W. Atkinson her Attorney in Fact

STATE OF: Florida  
COUNTY OF: Hernando

The foregoing instrument was acknowledged before me this 3rd day of August, 2011 by Byron W. Atkinson, individually and Attorney in Fact for Donna Feldhaus, Willard R. Atkinson, and Karen L. Atkinson f/k/a Karen Schlosser, who is/are personally known to me or who produced a Notary License as identification.

My Commission Expires:



Notary Signature Notary Public, State and County Aforesaid

Printed Notary Signature