

400
105.00
38.50

35,000.00

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

RICHARD E. MCGEE, SR., ESQUIRE

McGEE & AUVEL, P.A.

Attorneys & Counsellors at Law
Hernando State Bank Building
BROOKSVILLE, FLORIDA 33512

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 31st day of October 1977, Between
BETTY STERLING, a single woman; and ELIZABETH STOWELL, a single woman
of the County of Hernando, State of Florida, grantor and
ROBERT C. AKERS and BARBARA M. AKERS, his wife
whose post office address is Rt 9, Box 2301, Brooksville, FL 33512
of the County of Hernando, State of Florida 33512, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

TEN and NO/100 (\$10.00) Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Hernando County, Florida, to-wit:

Commencing at the SE corner of the NE 1/4 of Section 3, Township 23 South, Range 20 East, Hernando County, Florida, go thence North 00°13'50" East along the East line of said NE 1/4 a distance of 2793.42 feet to its point of intersection with the southerly right-of-way line of Florida State Road No. 50 (also known as U.S. Route No. 98), thence North 89°39'26" West along the said southerly right-of-way line of State Road No. 50 a distance of 359.19 feet to the Point of Beginning; continue thence North 89°39'26" West a distance of 835.00 feet, thence South 00°13'03" West a distance of 435.17 feet, thence South 89°42'11" East a distance of 835.07 feet, thence North 00°13'03" East a distance of 434.51 feet to the Point of Beginning; said lands lying in and being a part of the NE 1/4 of Section 3, Township 23 South, Range 20 East, Hernando County, Florida. Reserving a strip 10 feet wide over the south side for construction of utilities.

SUBJECT to Purchase Money Mortgage given by Grantors herein to Elmore V. Wernicke and Ruth Wernicke, his wife, dated August 25, 1977, securing an original principal sum of \$9,789.60. ALSO SUBJECT to Second Purchase Money Mortgage of even date herewith given by Grantees herein to Grantors herein securing an original principal sum of \$10,000.00. ALSO SUBJECT to restrictions, easements and zoning regulations of record and taxes for the year 1977.

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Shirley M. Auvel
R. E. McGee

Betty Sterling (Seal)
Elizabeth Stowell (Seal)
Elizabeth Stowell (Seal)
STATE OF FLORIDA (Seal)
DOCUMENTARY
STAMP TAX

STATE OF FLORIDA
COUNTY OF HERNANDO
DOCUMENTARY
STAMP TAX
\$38.50

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
BETTY STERLING and ELIZABETH STOWELL, both single women

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of October 1977.

My commission expires:

10/12/80

Shirley M. Auvel
Notary Public

Notary Public