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B-18429
WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM G1

This Warranty Deed Made the 20th day of March A. D. 19 86 by

Donald E. Kobus and Constance A. Kobus, husband and wife
hereinafter called the grantor, to

R. E. Pancoast and Lora J. Pancoast, husband and wife
whose postoffice address is P.O. Box 1784; Brooksville, Fla. 34298-1784
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, Florida, viz:**

Tract 57, DEER HAVEN ESTATES, unrecorded, described as follows:
The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 21 South, Range 20 East, Hernando County, Florida;
LESS the North 25 feet thereof for right-of-way. Subject to an easement over and across the East 15 feet thereof for ingress and egress purposes.

Subject to Purchase Money Wrap-Around Mortgage given by grantee herein to grantor herein as part payment of the above described property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 December 31, 19 85.

Documentary Tax Pd. \$ 75.00
Intangible Tax Pd. \$
Harold V. Brown, Clerk Circuit Ct.
Hernando County, Florida
By [Signature] b.c.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

✓ 1 Loris E. Fritz
✓ 2 Lillian Atkinson

[Signature] L.S.
Donald E. Kobus
[Signature] L.S.
Constance A. Kobus

STATE OF OHIO
✓ COUNTY OF PORTAGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Donald E. Kobus and Constance A. Kobus, husband and wife**

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

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of March A. D. 19 86

NOTARY PUBLIC
MY COMMISSION EXPIRES:
This instrument prepared by:

Loris E. Fritz
LOIS E. FRITZ
Notary Public for State of Ohio
My Commission Expires Jan. 10, 1991

Address

FILED FOR RECORD
HAROLD W. BROWN, CLERK
HERNANDO COUNTY, FLA.
MAR 2 1986
108653

This instrument was prepared incidental to the writing of a Title Insurance Policy by:
[Signature]
Chesapeake Title Company 101 N. Main St.
P.O. Box 1195, Brooksville, Fla. 33512

O.R. 605 PG 1324