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WARRANTY DEED

This WARRANTY DEED made the (1) 9th day of February, 1988 by Jack R. Hendle and Rose Marie Hendle, his wife,

herein after called the grantor, to Robert C. Renaud and Bebi Sharine Renaud, husband and wife,

Whose postoffice address is:

48- 12th Street, Toronto, Ont. CANADA M8V 3G7

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 \$8,000.00 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, Fla., viz:

Lot 1, Block 1823, A Replat of a Portion of SPRING HILL, UNITS 18, 19 and 20 and a Second Replat of a Portion of SPRING HILL, UNITS 18 and 19, as per plat thereof recorded in Plat Book 17, pages 29-34, Public Records of Hernando County, Florida.

Grantor further warrants that the above described property is vacant land.

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; 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 and assessments accruing subsequent to December 31, 1987, and subject to restrictions, reservations and easements of records.

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:

(3) Dorothy Bannelle
Witness

(4) Nadine Morrill
Witness

(2A) Jack R. Hendle (SEAL)
Jack R. Hendle

(2B) Rose Marie Hendle (SEAL)
Rose Marie Hendle

Documentary Tax Pd. \$ 44.00 (2C) _____ (SEAL)

Intangible Tax Pd. \$ _____

Karen Nicolai, Clerk of Circuit Ct (2D) _____ (SEAL)
Hernando County, Florida

State of (5) Florida By Nadine Morrill D.C.

County of (6) Hernando

(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before me this (7) 9th day of February, 1988 by Jack R. Hendle and Rose Marie Hendle, his wife, .



(8) Nadine Morrill
Notary Public
My Commission Expires: (9) _____

SPACE BELOW FOR RECORDERS USE

This instrument was prepared by Nadine Morrill of Southeast Title Insurance Agency, Inc., phone (904)-683-8988, as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.
REF: File #B8801026

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FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FLA

004523