

6.00
165.00

WARRANTY DEED

This WARRANTY DEED made the (1) 16th day of June, 1989 by
Dorothy H. Kerwin, spouse of George R. Kerwin a/k/a George Robert Kerwin, deceased

herein after called the grantor, to
Gregory Badiukiewicz and Helen Badiukiewicz, husband and wife

Whose postoffice address is:
223 Devoe Street, Brooklyn, N.Y. 11211

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 \$30,000.00 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, Florida, viz:

Lot 46, Block 85, SPRING HILL, UNIT #2, as per plat thereof recorded in
Plat Book 7, Pages 65 - 79, Public Records of Hernando County, Florida.

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, 1988, and subject to restrictions, reservations, and easements of record.

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:

(2A) Dorothy H. Kerwin (SEAL)
Dorothy H. Kerwin

(2B) _____ (SEAL)

(2C) _____ (SEAL)

(2D) _____ (SEAL)

(3) Leigh Heckman
Witness

(4) Leigh Heckman
Witness

Documentary Tax Pd. \$ 165.00
Intangible Tax Pd. \$ _____

Karen Nicolai, Clerk
Hernando County
Karen Nicolai

State of (5) Florida

County of (6) Hernando

(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before
me this (7) 16th day of June, 1989
by Dorothy H. Kerwin, unmarried widow and surviving, spouse of George R. Kerwin a/k/a.
George Robert Kerwin, deceased

(8) Leigh Heckman
Notary Public

Notary Public, State of Florida
My Commission Expires: (9) May 17, 1993
Bonded Title Tray Corp - Insurance Inc.

SPACE BELOW FOR RECORDERS USE

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL
JUN 20 PM 4 54

This instrument was prepared by and return to
Leigh Heckman
of Southeast Title Insurance Agency, Inc.,
phone (904)-683-3988, as a necessary incident
to the fulfillment of conditions contained
in a title insurance commitment issued by it.
REF: R #8905020

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