

RE-00  
DIS-00

FILED FOR RECORD  
KAREN NICOLAI, CLERK  
HERNANDO COUNTY, FL

017717

94 MAY 13 PM 3:17

Documentary Tax Pd. \$154.00  
Intangible Tax Pd. \$  
Karen Nicolai, Clerk of Circuit Ct.  
Hernando County, Florida  
By [Signature] D.C.

O. R. 967 PG 1953

For Recorders Use Only

WARRANTY DEED

This WARRANTY DEED made the (1) 11th day of May, 19 94 by Timothy D. Rybinski, single

Whose postoffice address is: Route 3 Box 930 R Interlachen, FL 32148  
herein after called the grantor, to  
Michael Carl Adamskie, single

Whose postoffice address is:  
1104 N.W. Riverwood Road, Arcadia, FL 33821  
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 \$22,000.00 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 69, DEER HAVEN ESTATES unrecorded, also known as the W 1/2 of the NW 1/4 of the NW 1/4 of the SE 1/4, Section 16, Township 21 S, Range 20 E, Subject to a 25 foot road easement across the south side thereof, 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, 1993, 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:

(3) [Signature]  
Witness-Signature Only  
Bob Miller  
Type or Print Name of Witness  
(4) [Signature]  
Witness-Signature Only  
Nadine Bridges  
Type or Print Name of Witness

(2A) [Signature] (SEAL)  
Timothy D. Rybinski  
(2B) \_\_\_\_\_ (SEAL)  
(2C) \_\_\_\_\_ (SEAL)  
(2D) \_\_\_\_\_ (SEAL)

INDEXED, FILMED AND  
RECORD VERIFIED  
KAREN NICOLAI, CLERK  
BY [Signature]  
DEPUTY CLERK

State of (5) FLORIDA  
HERNANDO  
County of (6) \_\_\_\_\_

(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before me this (7) 11th day of May, 19 94 by Timothy D. Rybinski, single, who has produced \_\_\_\_\_ drivers licenses as identification and who \_\_\_\_\_ did or x did not take an oath.

(8) [Signature]  
Notary Public-Signature Only  
Nadine Bridges  
Type or Print Name of Notary Public

NADINE BRIDGES  
MY COMMISSION # CC 177330 EXPIRES  
February 26, 1996  
BONDED THRU TROY FAIR INSURANCE, INC.

My Commission expires: (9) \_\_\_\_\_

R

This instrument was prepared by and return to Nadine Bridges 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 #P9405140