

# This Warranty Deed

FILED FOR RECORD  
KAREN NICOLAI, CLERK  
HERNANDO COUNTY, FL

94 DEC 15 PM 3:35

O. R. 996 PG 0903

Made this 13th day of December A.D. 19 94  
by James A. McGuire 043524

hereinafter called the grantor, to  
Marshall R. Crew and Doreen L. Crew, his  
wife

whose post office address is: PO Box 13  
Nobleton FL 34661

Grantees' SSN: [REDACTED]

hereinafter called the grantee:

(Whenever used herein the term "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:  
Lots 5 & 6, Block 2A, EDGEWATER, as per plat thereof, recorded  
in Plat Book 3, Page 37, Public Records of Hernando County,  
Florida.

SUBJECT TO Covenants, restrictions, easements of record and taxes for  
the current year. Said property is not the homestead of the  
Grantor(s) under the laws and constitution of the State of Florida in  
that neither Grantor(s) or any members of the household of Grantor(s)  
reside thereon.

Parcel Identification Number: R24-121-20-0310-02A0-0050

**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 accruing subsequent to December 31, 19 94

**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:*

Karen O'Donnell  
Name: Karen O'Donnell

Karen O'Donnell  
Name:

Pat Singleton  
Name: Pat Singleton

Name:

James A. McGuire LS  
Name & Address: James A. McGuire  
54 Quaker Street  
Marlton NJ 08053

Name & Address:

Name & Address: County Tax Pd. 9 175.00  
LS

Name & Address: Intergov. Tax Pd. \$  
Karen Nicolai, Clerk of Circuit Ct.  
Hernando County, Florida  
By: [Signature] LS

State of New Jersey  
County of

The foregoing instrument was acknowledged before me this B day of

December 19 94

by James A. McGuire

who is personally known to me or who has produced

PREPARED BY: Virginia A. Wanat  
RECORD & RETURN TO:  
Hernando Title Services, Inc.  
615 West Jefferson Street  
Brooksville, Florida 34601  
File No: H-1567

Print Name: [Signature]  
Notary Public  
My Commission Expires:

STEVEN D. POLLANDER  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires February 24, 1999