

5000
62.50

SH8701478
WARRANTY DEED
INDIVID TO INDIVID

Consideration \$12,500.00

RAMCO FORM 01

This Warranty Deed Made the 6th day of March A. D. 19 87 by

William J. Curtin, a married person
hereinafter called the grantor, to 152 Commercial Way, Spring Hill, Fla. 33526

Frank McDowell III and Margaret Mary McDowell, his wife
whose postoffice address is 1455 Anderson Snow Road, Spring Hill, Fla. 33526
hereinafter called the grantees:

(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, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

Lot 2, Block 1, Rolling Oaks Subdivision, Unit 1
as per plat recorded in Plat Book 15, Page 73-75
of the Public Records of Hernando County, Florida.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Documentary Tax Pd. \$ 62.50
Intangible Tax Pd. \$
Harold W. Brown, Clerk Circuit Ct.
Hernando County, Florida
H. W. Brown

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 86

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:

Salvatore Scolorone
Salvatore Scolorone

William J. Curtin
William J. Curtin

STATE OF Florida
COUNTY OF Hernando

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

William J. Curtin, a married person

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

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of

March, A. D. 1987

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC 3, 1987
BONDED THRU GENERAL INS. UND.

This Instrument prepared by:
Address

Salvatore Scolorone for ROYAL TITLE INSURANCE AND TITLE INC.,
Spring Hill, Florida 33526, as necessary incident to the fulfillment of conditions
in a title insurance commitment by it.

SPACE BELOW FOR RECORDERS USE
FILED FOR RECORD
HAROLD W. BROWN, CLERK
HERNANDO COUNTY, FL
87 MAR 13 PM 12 27
009026

Prepared By & Return To:
ROYAL TITLE INSURANCE AND TITLE INC.
118 COMMERCIAL WAY, SPRING HILL, FL 33526

O. R. 643 PG 1014