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PREPARED BY/RETURN TO:
Stephen H. Reynolds, Esq.
Macfarlane Ferguson & McMullen
P. O. Box 1531
Tampa, FL 33601-1531

Doc# 2004091961
Hernando County, Florida
12/15/2004 1:49PM
KAREN NICOLAI, Clerk

MODERNIZATION TRUST FUND\$	3.50
BOCC/COURT TECHNOLOGY \$	12.00
MOB FUND/COURT TECHNOLOG\$	11.40
FACC/CCIS	\$ 0.60
RECORDING	\$ 25.00
DEED DOC STAMP	\$ 11,200.00
12/15/2004	<i>JP</i> Deputy Clk

Parcel No.: R35-423-18-0000-0210-0000
R35-423-18-0000-0050-0020
R35-423-18-0000-0060-0000

OFFICIAL RECORDS
BK: 1942 PG: 1191

Reserved for Clerk

WARRANTY DEED

THIS INDENTURE, made this 10 day of December, 2004, between Frank N. Fyock and Sherrilyn Fyock, husband and wife, whose mailing address 14437 County Line Road, Spring Hill, Florida 33604 ("**Grantor**"), and Suncoast Development Group, LLC, a Florida limited liability company, whose mailing address 2805⁹ US Hwy 19 N., Suite 100, Clearwater, FL 33761 ("**Grantee**").

(Whenever used herein, the terms "Grantor(s)" and "Grantee(s)" include all parties to this instrument and their respective heirs, legal representatives and assigns).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred and by these presents does, bargain, sell and transfer unto Grantee and her designees, successors and assigns forever, all that certain real, lying and being in the County of Hernando and State of Florida, including all appurtenances thereto (the "**Property**"), more particularly described as follows:

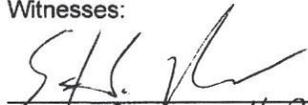
See Exhibit A attached hereto and made a part hereof

TOGETHER WITH all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor covenants with Grantee that Grantor is lawfully seized of the Property; that the Property is free from all encumbrances except those listed on Exhibit B attached hereto; that Grantor has good right and lawful authority to sell the Property; and that Grantor does hereby fully warrant the title to the Property, and will defend the same, against the lawful claims of all persons whomsoever.

WITNESS the execution hereof as of the date first written above.

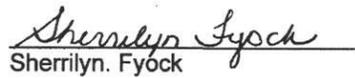
Witnesses:

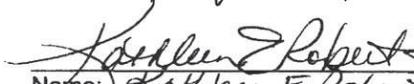

Name: Stephen H. Reynolds (print)


Frank N. Fyock


Name: Kathleen E. Reynolds (print)


Name: Stephen H. Reynolds (print)

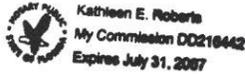

Sherrilyn Fyock


Name: Kathleen E. Roberts (print)

STATE OF FLORIDA
COUNTY OF Hillborough

The foregoing instrument was acknowledged before me this 10 day of December, 2004, by Frank N. Fyock and Sherrilyn Fyock, husband and wife, (check one) who is personally known to me, or who produced the following identification:
FLORIDA Drivers License

(NOTARY STAMP)




NOTARY PUBLIC
Kathleen E. Roberts
Notary Print/Type Name

Commission Number: DD216442
My Commission Expires: 7/31/07

Exhibit A
Legal Description

A portion of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 23 South, Range 18 East, Hernando County, Florida, bounded and described as follows:

Commence at the Southwest corner of Section 35 and run thence S89°48'54"E along the South line of said Southwest 1/4 of the Southwest 1/4 of Section 35, a distance of 660.92 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 35; thence along the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 35, N00°15'58"E, a distance of 283.10 feet to the Point of Beginning; thence from said point the following nine (9) courses: 1) continue along said line N00°15'58"E, a distance of 1040.22 feet; thence 2) along the North line of the Southwest 1/4 of the Southwest 1/4 of Section 35, S89°42'53"E, a distance of 662.37 feet; thence 3) along the East line of the Southwest 1/4 of the Southwest 1/4 of Section 35, S00°20'26"W, a distance of 1065.11 feet; thence along the North right-of-way line of County Line Road, courses 4 through 9; 4) N89°48'11"W, 279.48 feet; thence 5) S01°43'54"E, a distance of 57.25 feet; thence 6) N89°46'36"W, a distance of 162.76 feet; thence 7) S02°39'05"W, a distance of 23.13 feet; thence 8) N89°48'16"W, a distance of 126.67 feet; thence 9) N41°00'47"W, a distance of 141.13 feet; to the aforementioned Point of Beginning.

Also known as the following described parcels:

Parcel IA

The East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 23 South, Range 18 East, Hernando County, Florida, less the South 423.7 feet thereof; AND the following described parcel:

Commencing at the Southwest corner of said Section 35, run thence S89°48'54"E along the South line of said section a distance of 660.92 feet to the Point of Beginning; thence continue S89°48'54"E a distance of 212.41 feet; thence leaving said South line run N02°39'05"E a distance of 200.18 feet; thence run S89°46'36"E a distance of 162.76 feet; thence run N01°43'54"W a distance of 205.00 feet; thence run S89°48'54"E a distance of 282.14 feet to the East line of the Southwest 1/4 of the Southwest 1/4; thence run N00°02'22"W along said East line a distance of 18.85 feet; thence run N89°48'32"W a distance of 660.92 feet to the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4; thence run S00°04'27"E along said West line a distance of 423.70 feet to the Point of Beginning. Less Existing rights-of-way of record.

LESS AND EXCEPT:

Parcel IB

A parcel of land being a portion of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

Warranty Deed

Commence at a found 4"x4" Concrete Monument with nail marking the Northeast corner of the Southwest 1/4 of said Section 35; thence S00°24'14"W, along the East line of the Southwest 1/4 of said Section 35, a distance of 2,642.73 feet to a found PK Nail and Disk (PLS 3882) marking the South 1/4 corner of said Section 35; thence N89°48'38"W, along the South line of said Section 35, a distance of 1,982.34 feet to the West line of the East 1/2 of the Southwest 1/4 of said Section 35; thence N00°17'45"E, along the West line of the East 1/2 of the Southwest 1/4 of said Section 35, a distance of 13.69 feet to a point on the existing Northerly maintained right-of-way line of County Line Road (C.R.578) and the Point of Beginning; thence continue N00°17'45"E, along the West line of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 35, a distance of 269.41 feet; thence S41°00'40"E, a distance of 141.13 feet; thence S89°48'11"E, a distance of 126.67 feet; thence S02°39'10"W, a distance of 163.26 feet to a point on the existing Northerly maintained right-of-way line of said County Line Road; (the next two courses are lying on the existing Northerly maintained right-of-way line of said County Line Road) thence S89°55'32"W, a distance of 33.82 feet; thence N89°47'17"W, a distance of 179.30 feet to the Point of Beginning.

Parcel IIA

A parcel of land being in the SW 1/4 of Section 35, Township 23 South, Range 18 East, Hernando County, Florida, being further described as follows:

Commencing at the SW corner of Section 35, Township 23 South, Range 18 East, run thence Easterly along the South line of said Section 35, 1050.5 feet; thence northerly and parallel to the west line of said Section 35, 15.0 feet to the Point of Beginning, and thence run Northerly and parallel to the west line of said Section 35, 208.7 feet; thence Easterly and parallel to the South line of said Section 35, 208.7 feet; thence Southerly and parallel to the west line of said Section 35, 208.7 feet; thence Westerly and parallel to the south line of said Section 35, 208.7 feet to the Point of Beginning, lying in and being part of SW 1/4 of SW 1/4 of Section 35, Township 23 South, Range 18 East.

AND

Parcel IIB

A parcel of land being in the SW 1/4 of Section 35, Township 23 South, Range 18 East, Hernando County, Florida being further described as follows:

Commencing at the SW corner of said Section 35, run thence S89°48'54"E along the south line of said Section a distance of 1051.47 feet; thence leaving said south line run N01°43'54"W a distance of 200.00 feet to the Point of Beginning; continue thence N01°43'54"W, a distance of 205.00 feet; thence run S89°48'54"E, a distance of 285.95 feet; thence run S00°30'51"W, a distance of 205.07 feet; thence run N89°46'36"W, a distance of 277.92 feet to the Point of Beginning.

LESS THE FOLLOWING DESCRIBED PARCEL:

Parcel IIIA

Warranty Deed

Commence at a found 4" x 4" Concrete Monument with a nail marking the Northeast corner of the Southwest 1/4 of said Section 35; thence along the East line of the Southwest 1/4 of said Section 35, S00°24'14"W, a distance of 2,642.73 feet to a found PK nail and Disk (PLS 3882) marking the South 1/4 corner of said Section 35, thence N89°48'38"W, along the South line of said Section 35, a distance of 1,592.62 feet; thence N00°15'41"E, a distance of 15.53 feet to a point on the existing Northerly maintained right-of-way line of County Line Road (C.R. 578) and the Point of Beginning; thence continue N00°15'41"E, a distance of 152.89 feet; thence S85°59'20"E a distance of 53.54 feet; thence S89°48'11"E, a distance of 155.27 feet; thence S00°15'36"W, a distance of 149.47 feet to a point on the existing Northerly maintained right-of-way line of County Line Road (the next three courses are lying on the existing Northerly maintained right-of-way line of said County Line Road) thence N89°50'43"W, a distance of 19.11 feet; thence N89°43'50"W a distance of 100.00 feet; thence N89°47'17"W, a distance of 89.59 feet to the Point of Beginning.

ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

Parcel IIIB

Commence at a found 4" x 4" Concrete Monument with a nail marking the Northeast corner of the Southwest 1/4 of said Section 35; thence along the East line of the Southwest 1/4 of said Section 35, S00°24'14"W, a distance of 2,642.73 feet to a found PK nail and Disk (PLS 3882) marking the South 1/4 corner of said Section 35; thence N89°48'38"W, along the South line of said Section 35, a distance of 1,592.62 feet; thence N00°15'41"E, a distance of 168.42 feet to the Point of Beginning; thence continue N00°15'41"E, a distance of 31.47 feet; thence N89°43'45"W, a distance of 5.98 feet; thence N01°43'28"W, a distance of 57.00 feet; thence S89°48'11"E, a distance of 279.33 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 35; thence S00°19'55"W, along said East line of the Southwest 1/4 of the Southwest 1/4, a distance of 57.12 feet; thence N89°46'32"W, a distance of 62.61 feet; thence S00°15'36"W, a distance of 34.91 feet; thence N89°48'11"W, a distance of 155.27 feet; thence N85°59'20"W, a distance of 53.54 feet to the Point of Beginning.

AND

Parcel VI

All of Grantor's property pursuant to Deed recorded in Official Records Book 1097, Page 1495, lying westerly and northerly of the following lands:

Commencing at the Southwest corner of Section 35, Township 23 South, Range 18 East, run thence S89°48'54"E, along the South line of said Section, a distance of 660.92 feet; thence continue S89°48'54"E, a distance of 212.41 feet to the Point of Beginning; thence leaving said South line, run N01°39'05"E, a distance of 200.18 feet; thence run S89°46'26"E, a distance of 162.76 feet.

All lands described are situate in Section 35, Township 23 South, Range 18 East, Hernando County, Florida.

Exhibit B
Permitted Exceptions

1. Taxes and special assessments for the year 2005, and subsequent years.
2. Grant of Perpetual Utility Easement recorded in O.R. Book 1283, Page 150, Amendment in O.R. Book 1315, Page 1479, Public Records of Hernando County, Florida.
3. Easement as recited in Orders of Taking recorded in O.R. Book 1198, Page 837, O.R. Book 1119, Page 441, O.R. Book 1105, Page 1361, Public Records of Hernando County, Florida.
4. Subject to rights of tenant in possession under un-recorded lease with no option to purchase.