

Prepared by:
Paula Taberne
Homes & Land Title Services of Hernando, Inc.
4074 Commercial Way
Spring Hill, Florida 34606

R

File Number: HL-05-0275

OFFICIAL RECORDS
BK: 1969 PG: 725

Doc# 2005009520
Hernando County, Florida
02/08/2005 9:50AM
KAREN NICOLAI, Clerk

MODERNIZATION TRUST FUND\$	1.00
BOCC/COURT TECHNOLOGY \$	2.00
MOD FUND/COURT TECHNOLOG\$	1.90
FACC/CCIS \$	0.10
RECORDING \$	5.00
DEED DOC STAMP \$	200.00
02/08/2005	<i>JEP</i> Deputy Clk

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4

General Warranty Deed

Made this January 31, 2005 A.D. By **Leon O. Lovelace and Lorraine Lovelace, husband and wife**, whose address is: 9018 39th Lane, Pinellas Park, FL 33782-5910, hereinafter called the grantor, to **Michael Denktsis and Helen Denktsis, husband and wife**, whose post office address is: 191 White St., Southampton, NY 11968, 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 Ten Dollars, (\$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:

Lot 15, Block B, US 19 NO 11 ADDITION, as per plat thereof, recorded in Plat Book 5, Page 65, of the Public Records of Hernando County, Florida

Parcel ID Number: **R12 222 17 3720 00B0 0150**

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, 2004.

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:

Francis M Lee
Witness Printed Name **FRANCIS M LEE**

Leon O. Lovelace (Seal)
Leon O. Lovelace
Address: 9018 39th Lane, Pinellas Park, FL 33782-5910

Lisa Spaid
Witness Printed Name **LISA SPAID**

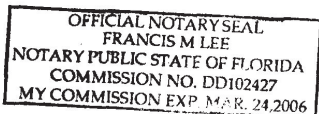
Lorraine Lovelace (Seal)
Lorraine Lovelace
Address:

State of **FLORIDA**
County of **PINELLAS**

The foregoing instrument was acknowledged before me this January 31, 2005, by Leon O. Lovelace and Lorraine Lovelace, husband and wife, who is/are personally known to me or who has produced drivers license as identification.

Francis M Lee
Notary Public
Print Name: _____

My Commission Expires: _____



GUARDIANSHIP DEED

THIS DEED, made and entered into this 28th day of January, 2005, between **MONIQUE HAINS RICHARDS**, Guardian of Lovell B. Richards, holding letters of plenary guardianship dated August 26, 2004, case number H 27 CP 2004 1260 JWS, whose address is Topics Park, Lot 29, 13063 County Line Road, Spring Hill, Florida 34609, as Party of the First Part and **MICHAEL DENKTSIS and HELEN DENKTSIS**, husband and wife, whose address is 191 White, Southampton, New York 11968, as Parties of the Second Part,

WITNESSETH:

That pursuant to the powers vested in the Party of the First Part under Florida Guardianship Law and pursuant to that order of circuit court dated January 13, 2005 in the above referenced case, Monique Hains Richards, being the Guardian of Lovell B. Richards, for good and valuable consideration in the sum of Five hundred fifty thousand dollars (\$550,000.00), receipt of which is hereby acknowledged, does hereby sell, convey, distribute, transfer and assign unto the Parties of the Second Part, all of the following described lands, lying and being situated in Hernando County, Florida, to wit:

Lots 1, 2, 3, 16, 17, 18, 19 and 20, Block B and Lots 1, 2 and 3, Block A; U.S. 19 No. 11 Addition as per plat recorded at Plat Book 5, Page 65, Public Records of Hernando County, Florida.

Parcel Identification Numbers:

- R 12 222 17 3720 00B0 0160 (00078551)
- R 12 222 17 3720 00B0 0170 (00078560)
- R 12 222 17 3720 00B0 0180 (00078579)
- R 12 222 17 3720 00B0 0030 (00078427)
- R 12 222 17 3720 00B0 0020 (00078418)
- R 12 222 17 3720 00B0 0010 (00078409)
- R 12 222 17 3720 00A0 0010 (00078338)
- R 12 222 17 3720 00A0 0020 (00078347)
- R 12 222 17 3720 00A0 0030 (00078356)

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

TO HAVE AND TO HOLD the same unto the said Parties of the Second Part, absolutely and in fee simple.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set her hand and affixed her seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Patricia Giovanna
Witness **PATRICIA GIOVANNA**

Monique Hains Richards (LS)
Monique Hains Richards
Plenary Guardian of
Lovell B. Richards

Paula Carbone
Witness **PAULA CARBONE**

OFFICIAL RECORDS
BK: 1983 PG: 177

OFFICIAL RECORDS
BK: 1983 PG: 177

STATE OF FLORIDA, COUNTY OF HERNANDO

Executed before me by Monique Hains Richards who is personally known to me and who did not take an oath, this 28th day of January, 2005.

R Prepared by:
William G. Dayton, Esquire
P. O. Box 1883
Dade City, FL 33526

William George Dayton
Notary Public
William George Dayton
Commission # DD356281
Expires: SEP 19, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

BOCC/COURT TECHNOLOGY \$ 2.00
MOD FIND/COURT TECHNOLOGY \$ 1.98
FANC/CCTS \$ 0.18
RECORDING \$ 5.00
REDEMPTION TRUST FUNDS \$ 1.00
DEED DOC STAMP \$ 3,858.00
03/07/2005
Deputy CLK