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Michael Silver  
Rm 462

2007066179  
LORINDA 2498/1507

OFFICIAL RECORDS  
BK: 2498 PG: 1507



LT1-2-2007066179-1



LT2-2498-1507-1

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Susan

High Point Community Property Owners, Inc.

12249 Club House Rd., Brooksville, Fl 34613

Property Appraisers Parcel Identification (Folio) Numbers. R29--222-18-2551-00N0-0000

SPACE ABOVE THIS LINE FOR RECORDING DATA

# WARRANTY DEED

**THIS WARRANTY DEED**, made the 11th day of June, 2007 by HIGH POINT COMMUNITY PROPERTY OWNERS, INC., A Florida Corporation, herein called the grantors, to Hernando County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, creating and establishing the Hernando County Water and Sewer District, a public body corporate and politic of the State of Florida, whose address is 20 N Main Street, Room 460, Brooksville, Fl 34601, 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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10 00) Dollars 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, State of Florida, viz.

Tract N, Block 58, HIGH POINT MOBILE HOME SUBDIVISION, UNIT SIX, according to the plat thereof as recorded in Plat Book 12, Pages 117 through 120, inclusive, of the Public Records of Hernando County Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2007 and thereafter.

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2006.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Gloria Grieco  
Witness #1 Signature

GLORIA GRIECO  
Witness #1 Printed Name

Mary Beth Benoit  
Witness #2 Signature

MARY BETH BENOIT  
Witness #2 Printed Name

James A. Pilipchuk  
High Point Community Property Owners, Inc by  
its President James Pilipchuk  
12249 Club House Rd  
Brooksville, Fl. 34613

10/11/2007 9:32AM # Pages 1  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI  
RECORDING FEES \$ 10.00  
DEED DOC STAMP \$ 0.70  
10/11/2007 Deputy CLK

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5 day of Sept 2007 by of James Pilipchuk on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

Susan S. Hildebrand  
Notary Signature  
SUSAN S. HILDEBRAND  
Notary Public, State of Florida  
My comm. exp. Sept. 16, 2010  
Comm. No. DD 570081