

R10.50
DEED DOC STAMPS 315.00
01/11/96 Deputy Clk

FILE# 96-001146
HERNANDO COUNTY, FLORIDA

Prepared by and return to:
KENNETH R. MISEMER
ALLGOOD & MISEMER, P.A. **R**
5645 Nebraska Avenue
New Port Richey, FL 34652

RCD Jan 11 1996 10:52am
KAREN NICOLAI, CLERK

Parcel R16-422-19-0000-0700-0000

WARRANTY DEED

THIS INDENTURE, made this 5th day of January, 1996,

BETWEEN ADELLE C. BARBER, a married woman, whose mailing address is 6809 Oak Hill Drive, New Port Richey, FL 34653, grantor,

and SANDRA ROBINSON and KELTON WEAVER, as joint tenants with rights of survivorship, whose mailing address is 19951 Maneckee Road, Brooksville, FL 34601, grantees,

WITNESSETH that said grantor for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

That part of the Southeast 1/4, lying South of the Seaboard Coast Line Railroad right-of-way as described in Official Record Book 175, page 743 of the Public Records of Hernando County, Florida, in Section 16, Township 22 South, Range 19 East, Hernando County, Florida,

LESS a tract of land described in Official Record Book 288, page 194,

ALSO LESS a tract of land 311.2 feet X 100 feet described in Official Record Book 376, page 648,

ALSO LESS a tract of land 200 feet X 140 feet described in Official Record Book 363, page 548,

ALSO LESS a tract of land 311 feet X 150 feet described in Official Record Book 492, page 1154,

ALSO LESS a tract of land 50 feet X 258 feet described in Official Record Book 517, page 1943,

ALSO LESS a tract of land 311 feet X 152 feet X 350 feet X 325 feet, more or less as described in Official Record Book 517, page 1944,

ALL BEING FURTHER DESCRIBED AS FOLLOWS:

Commencing at the Southeast corner of Section 16, Township 22 South, Range 19 East, Hernando County, Florida, go thence South 89°53'05" West, along the South line of said Section 16, a distance of 1,914.85 feet; thence North 00°06'05" West, a distance of 25 feet; thence South 89°53'05" West (25 feet from and parallel to said South line of Section 16) a distance of 140 feet; thence North 00°01'56" West, a distance of 459.53 feet to the POINT OF BEGINNING; thence North 89°53'05" East, a distance of 311 feet; thence South 00°06'55" East, a distance of 150 feet; thence South 89°53'05" West a distance of 311 feet; thence North 00°01'56" West, a distance of 150 feet to the POINT OF BEGINNING. The West 50 feet thereof to be used solely as a public right-of-way.

LESS Commencing at the Southeast corner of Section 16, Township 22 South, Range 19 East, Hernando County, Florida, go thence South 89°53'05" West, along the South line of said Section 16, a distance of 1,913.85 feet; thence North 00°06'55" West, a distance of 25 feet; thence South 89°53'05" West (25 feet from and parallel to the said South line of Section 16) a distance of 330 feet to the POINT OF BEGINNING; thence North 00°01'56" West, a distance of 184 feet; thence North 89°53'05" East, a distance of 140 feet; thence South 00°01'56" East, a distance of 184 feet; thence South 89°53'05" West, a distance of 140 feet to the POINT OF BEGINNING.

This instrument was prepared from information furnished by the parties without benefit of title examination.


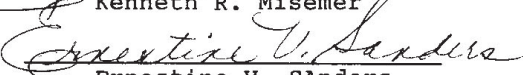
LESS Commence at the Southeastern corner of Section 16, Township 22 South, Range 19 East, Hernando County, Florida, go thence South 89°53'05" West, along the South line of said Section 16, a distance of 1,913.85 feet; thence North 00°06'55" West, a distance of 25 feet; thence South 89°53'05" West, a distance of 140 feet; thence North 00°06'55" West, a distance of 450 feet to the POINT OF BEGINNING; thence North 89°53'05" East, a distance of 311 feet; thence North 00°06'55" West, a distance of 152 feet; thence North 60°42'50" West, a distance of 350 feet; thence South 00°06'55" East to the POINT OF BEGINNING.

Grantor hereby covenants and warrants that the subject property is not the homestead of grantor, nor contiguous to the homestead of grantor; grantor, in fact, resides at 6809 Oak Hill Drive, Pasco County, Florida, and the property being herein conveyed is located in Brooksville, Hernando County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.


Signed, sealed and delivered
in our presence:


Kenneth R. Misemer

Ernestine V. Sanders


Adelle C. Barber

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 5th day of January, 1996, by ADELLE C. BARBER, who is personally known to me ~~or who has produced~~ as identification.


Notary Public
Kenneth R. Misemer

My commission expires:



KENNETH R. MISEMER
MY COMMISSION # CC250569 EXPIRES
January 14, 1997
BONDED THRU TROY FAIR INSURANCE, INC.