

Warranty Deed

3

355
24
10
16
20

Made this 10th day of March

A.D. 19 1998

by GARY E. SCHRAUT, a single man

** OFFICIAL RECORDS **
BK: 1187 PG: 1452

hereinafter called the grantor, to
RICHARD DEROXTRO and DEBRA S. DEROXTRO, his wife

whose post office address is: 12125 Sandpiper Avenue, Brooksville, Florida 34601-34614

Grantees' SSN:
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 \$ 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:

See Schedule "A" attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year. This deed is in consumation of that Agreement for Deed between Gary E. Schraut & Terry G. Bickel to Richard & Debra Deroxtro, dated October 13, 1996 and recorded in Official Record Book 1164, Page 1044, Public Records of Hernando County, Florida.

FILE# 98-016152
HERNANDO COUNTY, FLORIDA
RCD Apr 20 1998 03:15pm
KAREN NICOLAI, CLERK

Parcel Identification Number: R17 421 18 0000 0030 0020

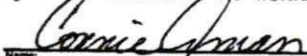
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

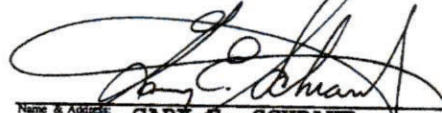
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 97

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in my presence:


Name: MELLISSA K. WORRELL


Name: CONNIE AMAN


Name & Address: GARY E. SCHRAUT
P.O. Box 1104, Brooksville, FL 34605

Name & Address: LS

DEED DOC STAMPS 238.70
04/20/98 Deputy C1k LS

Name & Address: LS

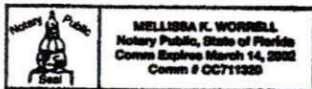
Name & Address: LS

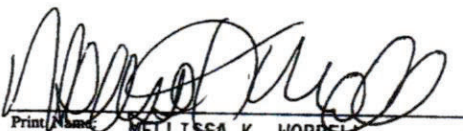
State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 10 day of March, 19 1998, by GARY E. SCHRAUT, a single man

who is personally known to me or who has produced and who did not take an oath.

drivers license as identification




Print Name: MELLISSA K. WORRELL
Notary Public
My Commission Expires:

PREPARED BY: Sunstate
RECORD & RETURN TO:
Sunstate Title Agency, Inc.
13937 7th Street
Dade City, Florida 33525
File No: S-16795

Schedule A

A parcel of land in the Southeast 1/4 of Section 17, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 17, and run thence S 01°31'04" E., distance of 30.00 feet to a point on the South right-of-way line of Thrasher Avenue, thence run S 89°59'41" W., along the said South right of way line a distance of 1553.35 feet; thence run S 01° 20'19" E., a distance of 1258.95 feet to a POINT OF BEGINNING; thence continue S 01°20'19" E., a distance of 402.60 feet; thence run N 89°08'53" W., a distance of 1082.0 feet to a point on the West boundary of the said Southeast 1/4; thence run N 01°20'19" W., along the said West boundary, a distance of 402.60 feet; thence run S 89°08'53" E., a distance of 1082.00 feet to the POINT OF BEGINNING.