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This instrument was prepared by and return to:

Name: PAUL H. NESSLER, JR.

Attorney at Law

Address 5456 Spring Hill Drive, Suite F  
SPRING HILL, FLORIDA 34606

88007065  
Feb 20

O. R. 955 PG 1843

Parcel ID No. R 18-222-18-4322-0003-0190

Documentary Tax Pd. \$ 70  
Intangit \$  
Karen: of Circuit Ct.  
Hernando County, Florida  
By: L. S. Bell D.C.

Grantee S.S. No. \_\_\_\_\_  
Name: Homeowners Association of Woodland Waters, Inc.

(Space above this line for recording data.)

# WARRANTY DEED (STATUTORY FORM-SECTION 689.02, F.S.)

**This Indenture**, made this 24<sup>th</sup> day of February, 1994, **Between** **TOOKE LAKE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP** whose post office address is P.O. BOX 67, ELFERS, FL 34680 of the County of Pasco, State of Florida, party of the first part, and **Homeowners Association of Woodland Waters, Inc.**, whose post office address is P. O. Box 67, Elfers, Florida, of the County of Pasco, State of Florida, party of the second part,

**Witnesseth** that said party of the first part, for and in consideration of the sum of \*\*\*\*\*TEN AND NO/100's\*\*\*\*\*Dollars, to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot 19, Block 3, Woodland Waters Phase Two, according to the plat thereof recorded in Plat Book 28, Pages 6-9, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions, reservations of record and real estate taxes and assessments for the year 1994 and subsequent years.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT HIS CONSTITUTIONAL HOMESTEAD AS MADE AND PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, AND IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO GRANTOR'S HOMESTEAD.

and the said party of the first part 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**, the party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

INDEXED  
RECORDED  
BY KAREN NICOLAI, CLERK  
DEPUTY CLERK

Witness 1: [Signature] (Seal)  
Printed: WILLIAM KAY NESSLER

Witness 2: [Signature]  
Printed: DAVID H. NESSLER, JR.

TOOKE LAKE JOINT VENTURE, a Florida  
General Partnership  
[Signature]  
Swartzel, as President of  
Swartzel Properties, Inc.,  
a General Partner

STATE OF FLORIDA  
COUNTY OF ~~PASCO~~ Hernando

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February, 1994, by **E. F. SWARTSEL**, as President of **Swartzel Properties, Inc.**, a general partner of **TOOKE LAKE JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP**, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC  
Sign [Signature] (Notary Seal)  
Print DAVID H. NESSLER, JR.  
My Commission Expires:

