

Prepared by
Belinda Blanquer
Return to



9735 U.S. 19
Port Richey, Florida, 34668
File Number: 38701

Parcel I.D. Number: 31-24-17-0010-04500-0000
incidental to the issuance of a Title Insurance Policy

2007173487

Rept: 1136008 Rec: 10.00
DS: 0.70 IT: 0.00
10/16/07 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
10/16/07 02:22pm 1 of 1
OR BK 7663 PG 879

General Warranty Deed

Made this OCT 9, 2007 A.D. By Kirk W. Hoffar, a/k/a, Kirk Hoffar, joined by Laura E. Hoffar, his wife, whose address is: 10612 Shady Drive, Hudson, FL 34669, hereinafter called the grantor, to Laura E. Hoffar and Kirk W. Hoffar, wife and husband whose post office address is: 10612 Shady Drive, Hudson, FL 34669, 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 and no cents, (\$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 Pasco County, Florida, viz:

Tract 45, of the Unrecorded Plat of Oakwood Acres, otherwise known and described as follows:

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 24 South, Range 17 East, Pasco County, Florida; the North 25 feet thereof being subject to an easement for public road right-of-way and/or utilities.

- Together with 1995 Brooklyn Trailer Moible Home ID # 2G610735HA / 2G610735HB

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2007 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any

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.

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:

Witness #1 Sign _____
Witness #1 Print Belinda Blanquer

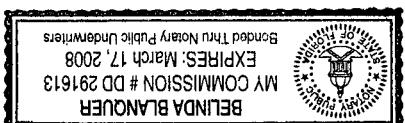
Witness #2 Sign _____
Witness #2 Print ZACH MOWRY

Kirk W. Hoffar a/k/a Kirk Hoffar (Seal)

Laura E. Hoffar (Seal)

State of: Florida
County of: Pasco

The foregoing instrument was acknowledged before me this August 9, 2007, by Kirk W. Hoffar, a/k/a, Kirk Hoffar joined by Laura E. Hoffar, his wife who is personally known to me or who has produced a drivers license as identification.



Notary Public
seal:
exp:

