



2008016267

Prepared by:

Anitya R. Marlowe  
 1st Affiliated Title Services, Inc.  
 9020 Rancho Del Rio Drive Suite 101  
 New Port Richey, FL 34655  
 727-372-1555  
 File Number: A8-1210

Recpt: 1158186 Rec: 18.50  
 DS: 588.00 IT: 0.00  
 02/01/08 LK Dpty Clerk

JED PITTMAN PASCO COUNTY CLERK  
 02/01/08 02:01pm 1 of 2  
 OR BK 7751 PG 1426

Return to:

Sandra J. Piper  
 3519 Chauncy Rd.  
 Holiday, FL 34691-3344

[Space Above This Line For Recording Data]

884,000.

## Warranty Deed

2  
2  
**This Warranty Deed** made this 31st day of January, 2008 between Margaret Vanden Bosch, an unremarried widow and surviving spouse of Franklin C. Vanden Bosch, deceased whose post office address is 110 Church St., Madison, AL 35758, grantor, and Sandra J. Piper, a single woman whose post office address is 3519 Chauncy Rd., Holiday, FL 34691-3344, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pasco County, Florida to-wit:

**Lot 1017, ALOHA GARDENS UNIT NINE, according to the Plat thereof recorded in Plat Book 11, Pages 34, 35, and 36 of the Public Records of Pasco County, Florida.**

**Parcel Identification Number: 25-26-15-006D-00001-0170**

**Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

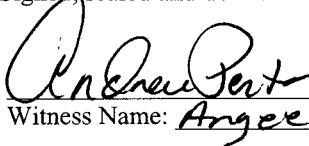
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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, 2007**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

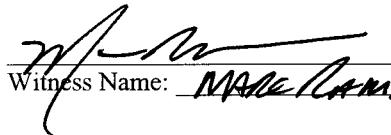
Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Name: Angie Porter

  
\_\_\_\_\_  
Margaret Vanden Bosch  
Henry C. Keebler POA

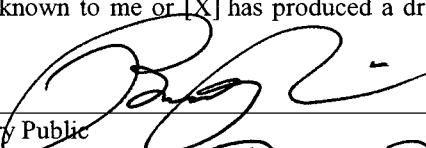
(Seal)

Margaret Vanden Bosch, by Henry C. Keebler III, as  
Attorney-in-fact

  
\_\_\_\_\_  
Witness Name: Mark Ransom)

State of Alabama  
County of Madison

The foregoing instrument was acknowledged before me this 29<sup>th</sup> st day of January, 2008 by Henry C.Keebler III as attorney in fact for Margaret Vanden Bosch, who  is personally known to me or  has produced a driver's license as identification.

  
\_\_\_\_\_  
Notary Public

Printed Name: Brent Rovine

My Commission Expires: My Commission Expires April 19, 2011

