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## Warranty Deed Individual

This instrument prepared by:

SAMPLE:  
Bob Baltzer  
Pasco County Real Estate Div.  
Development Services Branch  
7530 Little Road  
New Port Richey, FL 34654

Property Appraiser's Parcel ID (Folio)

Number(s): A portion of 27-26-17-0010-00400-0010

**THIS WARRANTY DEED** made the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2009 by **Matthew Fulford** and \_\_\_\_\_, whose address is **0000 Old Pasco Road, Zephyrhills, Florida 33554** hereinafter called the grantor/s, to PASCO COUNTY, A Political Subdivision of the State of Florida, whose address is 37918 Meridian Ave., Dade City, Florida 33525, hereinafter called the grantee:

(Wherever used herein the terms "grantor/s" 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 said Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pasco, State of Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE  
MADE A PART HEREOF.**

**The purpose of this conveyance is to provide right-of-way for Old Pasco Road.**

**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/s hereby covenant/s with said grantee that the grantor/s is/are lawfully seized of said land in fee simple; that the grantor/s has/have good right and lawful authority to sell and convey said land, and hereby 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, 2009.

**NOW THEREFORE**, the said grantor/s has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
1<sup>st</sup> Witness signature

\_\_\_\_\_  
**Matthew Fulford OWNER**

\_\_\_\_\_  
1<sup>st</sup> Witness print name

\_\_\_\_\_  
2<sup>nd</sup> Witness signature

\_\_\_\_\_  
**OWNER**

\_\_\_\_\_  
2<sup>nd</sup> Witness print name

STATE OF **FLORIDA**

COUNTY OF **PASCO**

**I HEREBY CERTIFY** that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, **Matthew Fulford** and \_\_\_\_\_ (who **has/have** produced \_\_\_\_\_ as identification) OR (**is/are** known personally to me) to be the person/s described in and who executed the foregoing instrument and who (did/did not) take an oath; and **he/she/they** acknowledged before me that **he/she/they** executed the same.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, A.D. 2010.

SEAL

\_\_\_\_\_  
Notary Signature

My Commission Expires: