

**CHELSEA TITLE**

105 N. APOPKA AVENUE INVERNESS, FL 34450  
Incidental to the issuance of a title insurance policy.  
File No.: 1154\*96-184IM  
Parcel ID # R15-20B-20H-32110  
Grantee(s) SS #

BK1129P60032

96 APR 26 PM 1 25

903655

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated April 12, 1996  
by

**JEANETTE MAY SIVO, an unmarried widow  
and W. BROOKE SIVO and JASON R. SIVO**

whose post office address is  
**77 OBTUSE HL BROOKFIELD CENTER, CT 06804-3129**  
hereinafter called the GRANTOR, to  
**TWO OCEAN FUNDING, INC.**

whose post office address is  
**P. O. Box 35, Floral City, Florida 34436**  
hereinafter called the GRANTEE:

(Wherever 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.)

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 CITRUS County, Florida, viz:

The North 77.65 feet of the South 951.19 feet of the West 321 feet of the East 561 feet of Government Lot 4 of Section 15, Township 20 South, Range 20 East, Citrus County, Florida.

#Together with that certain 1985 CLAS Mobile Home, Vehicle Identification Number(s) GDOCYL408410903 located on said premises.

#Grantor hereby warrants that the property described in this instrument is not his constitutional homestead as provided by the Florida Constitution.

SUBJECT TO covenants, conditions, restrictions, reservations, (limitations, easements and agreements of record, if any; taxes and assessments for the year 1995 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 except as above noted, 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, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Handwritten Signature] JEANETTE MAY SIVO  
Print Name: Elle S. Coury W. BROOKE SIVO  
Signature: [Handwritten Signature] JASON R. SIVO  
Print Name: Greg M. Coury

documentary Tax Paid \$ 28.00  
Intangible Tax Paid  
Betsy Striffler,  
Clerk of Circuit Court,  
Citrus County, Florida

State of Connecticut  
County of FAIRFIELD  
By: [Signature] D.C.  
I am a notary public of the state of Connecticut, and my commission expires: 10/31/98

THE FOREGOING INSTRUMENT was acknowledged before me on April 12, 1996 by JEANETTE MAY SIVO, an unmarried widow and W. BROOKE SIVO and JASON R. SIVO

who is personally known to me, [Signature] and who [Signature] take an oath.  
(type of identification) (did/did not)

Signature: [Handwritten Signature]  
Print Name: Mary Ellen Pickel Notary Public