

Name: Southern Sun Title Co. Inc.  
 Address: 7121 W. International Ct.  
 Homosassa, FL 34446  
 This Instrument Prepared by: Kathy Engwer  
 Name: Southern Sun Title Co. Inc.  
 Address: 7121 W. International Ct.  
 Homosassa, FL 34446  
 Property Appraiser's Parcel Identification  
 Public Number(s): 13-20S-18E-0010-000A0-150R  
 Grantor(s) S.S.P. (s): AK# 1524547

INSTRUMENT TO BE RECORDED

FILED & RECORDED  
 CITRUS COUNTY Florida  
 BETTY STRIFLER, CLERK

0973943

Documentary Tax Paid \$ 143.50  
 Intangible Tax Paid \$ 0  
 Betty Strifler,  
 Clerk of Circuit Court,  
 Citrus County, Florida  
 By: [Signature] D.C.

VERIFIED BY:  
[Signature] D.C.

105  
 10350

1997SP 11 AM 11:19

BK 1204PG0891

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed, Made the 29 day of August, 1997, by**  
 John M. Karsyz and Betty A. Karsyz, his wife as to an undivided 1/3rd interest AND  
 John P. Askins and Sharon Askins, his wife as to an undivided 1/3rd interest

hereinafter called the Grantor, to Nicola DeLuca and June DeLuca, his wife  
 whose post office address is 150 Douglas St., Homosassa, FL 34446  
 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, wherever the context so admits or requires.)

**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, State of Florida, viz:

Lot 150R, SUGARMILL WOODS CYPRESS VILLAGE VILLA REPLAT, according to plat thereof  
 as recorded in Plat Book 11, apges 105 through 109, public records of Citrus  
 County, Florida.

SUBJECT to easements and restrictions of record.

GRANTORS hereby certify that the above described property is not and never has  
 been their constitutional homestead as made and provided for by the State of  
 Florida.

**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, 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, 1996.

**In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above**  
 written.

Signed, sealed and delivered in the presence of:

1. [Signature]  
 Witness Signature (as to first Grantor)

Teressa C. Green  
 Printed Name

2. [Signature]  
 Witness Signature (as to first Grantor)

J.R. Green  
 Printed Name

1. [Signature]  
 Witness Signature (as to Co-Grantor, if any)

Teressa C. Green  
 Printed Name

2. [Signature]  
 Witness Signature (as to Co-Grantor, if any)

J.R. Green  
 Printed Name

1. [Signature]  
 Witness Signature (as to first Grantor)

Teressa C. Green  
 Printed Name

2. [Signature]  
 Witness Signature (as to first Grantor)

J.R. Green  
 Printed Name

1. [Signature]  
 Witness Signature (as to Co-Grantor, if any)

Teressa C. Green  
 Printed Name

2. [Signature]  
 Witness Signature (as to Co-Grantor, if any)

J.R. Green  
 Printed Name

[Signature]  
 Grantor Signature  
 John M. Karsyz

Printed Name

41 NW 13th Street, Homestead, FL 33030

Post Office Address

[Signature]  
 Co-Grantor Signature (if any)  
 Betty A. Karsyz

Printed Name

41 NW 13th Street, Homestead, FL 33030

Post Office Address

[Signature]  
 Grantor Signature  
 John P. Askins

Printed Name

7603 SW 170 Street, Miami, FL.

Post Office Address 33157

[Signature]  
 Co-Grantor Signature (if any)  
 Sharon Askins

Printed Name

7603 SW 170 St Miami

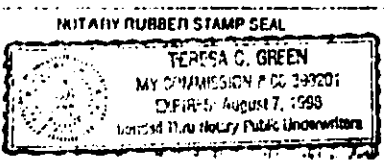
Post Office Address 33157

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CFR Form Design, Seminars Paper & Printing Co., Inc. 1994

Printed Name  
STATE OF Florida  
COUNTY OF Dade

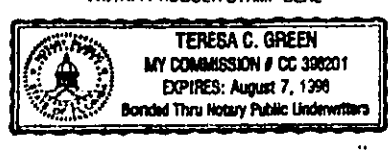
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John M. Karsyz and Betty A. Karsyz, his wife, as to an undivided 1/3rd interest known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one.)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification:



Witness my hand and official seal in the County and State last aforesaid this 24 day of August, A.D. 1997.  
Notary Signature Teresa C. Green  
Printed Name Teresa C. Green

STATE OF Florida  
COUNTY OF Dade

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John P. Askins and Sharon Askins, his wife as to an undivided 1/3rd interest known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one.)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification:



Witness my hand and official seal in the County and State last aforesaid this 24 day of August, A.D. 1997.  
Notary Signature Teresa C. Green  
Printed Name Teresa C. Green

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one.)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_.  
Notary Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one.)  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification:

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_.  
Notary Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_