

Return to (enclose self-addressed stamped envelope)

Name: Southern Sun Title Company  
7151 W. International Court  
Homosassa, FL 34446

This Instrument Prepared by: Deborah L. Harden  
Southern Sun Title Company  
Address: 7151 W. International Court  
Homosassa, FL 34446

Property Appraisers Parcel Identification (Folio) Number(s):  
13-20S-18E-0010-000A0-074R  
Grantee(s) S.S. #s: AK#1523788

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPECIAL WARRANTY DEED

RAMCO FORM 03

FILED & RECORDED  
CITRUS COUNTY Florida  
BETTY STRIFLER, CLERK

0975977

VERIFIED BY:

CAB D.C.

Documentary Tax Paid  
\$ 432.00

Intangible Tax Paid  
\$

Betty Strifler,  
Clerk of Circuit Court,  
Citrus County, Florida  
By: [Signature] D.C.

**This Special Warranty Deed** Made the 18 day of September A.D. 1997 by  
AmSouth Bank f/k/a AmSouth Bank of Florida, Successor by merger with Mid-State Federal  
Savings and Loan Association f/k/a First Federal Savings and Loan Association of  
Brooksville hereinafter called the Grantor  
to Ronald Romanoski and Ute E. Romanoski, his wife  
whose mailing address is: 15 Salvia Court, 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.)

**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 74R, Block B-A, CYPRESS VILLAGE VILLA REPLAT, Sugarmill Woods Subdivision,  
as recorded in PlatBook 11, Pages 105 through 109, inclusive, Public Records  
of Citrus County, Florida.

Subject to easements and restrictions of record.

**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 claiming by, through or under the  
said grantor.

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

Signed, sealed and delivered in the presence of:

1) Diana S. Leonard  
Witness Signature (as to Grantor)

1) DIANA S. LEONARD  
Printed Name

2) Julie Beasly  
Witness Signature (as to Grantor)

2) JULIE BEASLY  
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Signature

Witness Signature (as to Co-Grantor, if any)

Printed Name

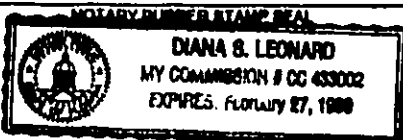
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Rebecca S. King, VP of AmSouth Bank f/k/a AmSouth Bank of Florida

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she  
executed the same, that I relied upon the following form of identification of the above-named person:

Rebecca S. King, Vice Pres., personally known to me and that an oath (was not) taken.



Witness my hand and official seal in the County and State last aforesaid this  
18 day of September, A.D. 1997.

Diana S. Leonard  
Notary Signature

Diana S. Leonard  
Printed Notary Signature

AmSouth Bank f/k/a AmSouth Bank of Florida

Rebecca S. King  
Grantor Signature

Rebecca S. King, Vice President

Printed Name

100 N. Tampa St, Ste 3400 Tampa, FL 33602

Post Office Address

Co-Grantor Signature, if any

Printed Signature

Post Office Address

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