

93000  
This instrument Prepared by and Record and Return to

FILED & RECORDED  
CITRUS COUNTY Florida  
CITY CLERK

SCOTT G. LYONS, PRESIDENT  
NATURE COAST TITLE COMPANY, INC.  
916 N. SUNCOAST BLVD.  
CRYSTAL RIVER, FLORIDA, 34429  
File #: 05C06433

1020155

VERIFIED BY:

DA D.C.

Property Appraisers Parcel Identification (Folio) Numbers:  
32 17S 18E 0030 03450 0110  
Alternate Key #: 1458536  
Grantee SS #: 263524403

Documentary Tax Paid  
\$ 980.00  
Intangible Tax Paid  
\$

This instrument is prepared in connection with the issuance of a Title Insurance Policy.

Betty Simler,  
Clerk of Circuit Court,  
Citrus County, Florida  
By: PB D.C.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of July, A.D. 1998 between

Anthony A. Montecalvo and Diane E. Montecalvo, his wife

herein called the grantors, and

Beverly A. Moyer

whose post office address is: 2049 West Graywood Drive Beverly Hills, FL 34465  
hereinafter called the Grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1997, subject to easements, restrictions, and/or reservations of Records.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Brenda L. Buta  
Witness Signature  
Brenda L. Buta

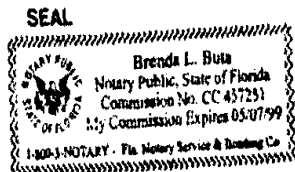
Anthony A. Montecalvo L.S.  
Anthony A. Montecalvo  
2049 West Graywood Drive, Beverly Hills, FL 34465

Meagan B. Juse  
Witness Signature  
Meagan B. Juse

Diane E. Montecalvo L.S.  
Diane E. Montecalvo  
2049 West Graywood Drive, Beverly Hills, FL 34465

STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 1st day of July, 1998 by Anthony A. Montecalvo and Diane E. Montecalvo, his wife who is/are ~~persons~~ persons or have produced Driver's Licenses as identification and ~~did~~ (did not) take an oath.



Brenda L. Buta  
Notary Signature  
Brenda L. Buta  
Printed Notary Signature  
My Commission Expires:

BK 1251 PG 2264  
1998 JUL - 5 AM 8:53

**EXHIBIT "A"**

**Lot 11, Block 345, PINE RIDGE, UNIT THREE, according to the map or plat thereof,  
as recorded in Plat Book 8, pages 51 through 67, inclusive, Public Records of Citrus  
County, Florida.**

**BK 1251 PG 2265**

**1988 JL - 6 AM 8: 54**