

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Tracy L. Zarro

Southern Sun Title Company

8110 S. Suncoast Blvd.

Homosassa, Florida 34446

00036549

Property Appraisers Parcel Identification (Folio) Numbers:

13-20S-18E-0020-02240-0120/0130 / Alternate Key No.: 2204435/2204451

Grantees SS #s:

Documentary Tax Paid

\$ 129.50

Intangible Tax Paid

\$ 0-

Betty Striller,

Clerk of Circuit Court,

Citrus County, Florida

D.C.

VERIFIED BY:

D.C.

1130466

FILED
CITRUS COUNTY, FLORIDA
BETTY STRILLER, CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 26 day of April, A.D. 2000 by Lincoln Trust Company, Individually and as Trustee, herein called the grantor, to Brian R. Kennedy and Debra R. Kennedy, husband and wife whose post office address is 12 Goonan Rd, Hooksett, NH 03106 hereinafter called the Grantees:

(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 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:

Lots 12 and 13, Block B-224, OAK VILLAGE, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 1999 and thereafter.

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 grantees 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, 1999.

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:

Leigh J. Swager
Witness #1 Signature
Leigh J. Swager
Witness #1 Printed Name

Theresa J. Swager
Witness #2 Signature
Theresa J. Swager
Witness #2 Printed Name

STATE OF Colorado
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 26th day of April, 2000 by Barry Coon, Manager of Lincoln Trust Company, Individually and as Trustee on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires

File # 00036549



MY COMMISSION EXPIRES 10/07/2003

Lincoln Trust Company, Individually and as Trustee
LINCOLN TRUST COMPANY

CUSTODIAN FBO Shobha Tamaskar

BY: Barry Coon
AUTHORIZED SIGNER

P.O. Box 5831, Denver, CO 80217

LINCOLN TRUST COMPANY

CUSTODIAN FBO Shobha Tamaskar

AUTHORIZED SIGNER Barry Coon

Notary Signature

Tanyanitha Hardie

Printed Notary Signature

BK 1362 FG 0870

2000 MY - 5 AM 10:57