

600 RLC  
170

Documentary Tax paid \$ 5.00  
Intangible Tax paid \$ 0.00  
Betty Strifler, Clerk of the Circuit Court  
Citrus County, Florida  
By: EL D.C.

FILED & RECORDED  
CITRUS COUNTY Florida  
BETTY STRIFLER, CLERK

1180682

VERIFIED BY:  
CM D.C.

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Suzanne Coffman  
9552 Easter Way  
San Diego, CA 92121  
Property Appraisers Parcel Identification (Folio) Numbers: 02 19S 20E 0040 000C0 0330

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 26 day of March, 2001 by Ellen K. Mingo, an unmarried widow, herein called the grantor, to Ellen K. Mingo and Suzanne Coffman, as Joint Tenants With Rights to Survivorship, Not as Tenants in Common whose post office address is 9552 Easter Way, San Diego, CA 92121, 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.:

Lot 33, in Block C, of THE MOORINGS AT POINT O' WOODS, according to the map or plat thereof as recorded in Plat Book 13, pages 81 through 84, inclusive, Public Records of Citrus County, Florida.

Grantor herein warrants and certifies that the marriage between Fred A. Mingo, Sr. a/k/a Frederick A. Mingo and Ellen K. Mingo was continuous and uninterrupted from December 26, 1989 to and including the date of his death on May 10, 1995.

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, 2000.

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:

Virginia L. Moberley  
Witness #1 Signature

Virginia L. Moberley  
Witness #1 Printed Name

Helen L. Erhardt  
Witness #2 Signature

Helen L. Erhardt  
Witness #2 Printed Name

Ellen K. Mingo L.S.  
Ellen K. Mingo  
9776 E. Pebble Creek Ct., Inverness, FL 34450-1943

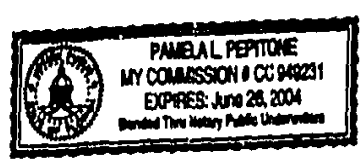
STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 20 day of March, 2001 by Ellen K. Mingo, an unmarried widow who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

My Commission Expires:

6-26-04



Pamela L. Peppone  
Notary Public  
Pamela L. Peppone  
Printed Notary Name

BK 1414 PG 1207

2001 MAR 20 AM 9:38