Rec. $ 6.00
Doc. $ 434.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Brenda L. Buta
Citrus Land Title
4089 North Lecanto Highway
Beverly Hills, Florida 34465

Documentary Tax Paid
$ 434.00
Intangible Tax Paid
$ /
Betty Strifler,
Clerk of Circuit Court
Citrus County, Florida
By: DC D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK OF COURTS
DATE 9-24-01 TIME 9:15 Am
FILE# 1214995
VERIFIED BY: KC

Property Appraisers Parcel Identification (Folio) Numbers: **02 19S 20E 0040 000C0 0330**
Grantee SS #: [redacted] and
File #**01B00365**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 7th day of **September, 2001** by **Ellen K. Mingo, an unremarried widow, and Suzanne Coffman,** herein called the grantors, to **Marjorie A. Beebe, a single woman** whose post office address is 9776 E. Pebble Creek Court, Inverness, FL 34450
[redacted],
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 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.:

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

BK 1454 PG 1907

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 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, 2000.

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:

Witness #1 Signature
LAURA DREIER
Witness #1 Printed Name

Witness #2 Signature
Phyllis Keller
Witness #2 Printed Name

Ellen K. Mingo L.S.
Ellen K. Mingo
9552 Easter Way, San Diego, CA 92121

Suzanne Coffman L.S.
Suzanne Coffman
9552 Easter Way, San Diego, CA 92121

FLOOD HAZARD WARNING
This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

STATE OF California
COUNTY OF San Diego

The foregoing instrument was acknowledged before me this 7th day of September, 2001 by **Ellen K. Mingo, an unremarried widow, and Suzanne Coffman** who ~~are personally known to me~~ or have produced Florida driver's license no. H520-211-17-603-0 CA. driver's license SC5682259 as identification.

SEAL

VERONICA R. PAPA
Commission # 1210132
Notary Public - California
San Diego County
My Comm. Expires Feb 7, 2003

Veronica R. Papa
Notary Public

VERONICA R. PAPA
Printed Notary Name

My Commission Expires:
February 7, 2003

Return to Citrus Land Title, Inc.

File #