

6.00 Rec
332.50 DOC.

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1262690

VERIFIED BY:

VC

D.C.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Toni Gatlin

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers: 12-19S-19E-232D0-0010

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 29 day of May, 2002 by CARMELA MONGELLUZZO, WIDOW AND SURVIVING SPOUSE OF JOSEPH MONGELLUZZO, DECEASED, herein called the grantor, to RICHARD A. DAVIS and LINDA M. DAVIS, his wife, whose post office address is, 2320 Forest Dr., #1D, Inverness, FL 34453, 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.:

THAT CERTAIN CONDOMINIUM PARCEL COMPOSED OF UNIT 1 AND THE UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO, IN ACCORDANCE WITH AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AND OTHER PROVISIONS OF DECLARATION OF CONDOMINIUM OF REGENCY PARK, BUILDING "D", A CONDOMINIUM WITH THE SCHEDULE ANNEXED THERETO, AS RECORDED IN OFFICIAL RECORDS BOOK 759, PAGES 952-1028, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

GRANTOR HEREIN STATES THAT SHE AND JOSEPH MONGELLUZZO WERE CONTINUOUSLY MARRIED FROM THE DATE THEY ACQUIRED TITLE TO CAPTIONED PROPERTY UNTIL THE DEATH OF JOSEPH MONGELLUZZO, AND THAT SHE HAS NOT SINCE REMARRIED.

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, 2001.

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:

Rosemarie T. Wilson
Witness #1 Signature

Rosemarie T. Wilson
Witness #1 Printed Name

David Wilson
Witness #2 Signature

DAVID WILSON
Witness #2 Printed Name

STATE OF NEW YORK
COUNTY OF SUFFOLK

Carmela Mongelluzzo
CARMELA MONGELLUZZO, WIDOW AND
SURVIVING SPOUSE OF JOSEPH
MONGELLUZZO, DECEASED
3 AMBASSADOR LANE, SELDEN, NY
11784

Documentary Tax paid \$ 332.50
Intangible Tax paid \$ 0
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: CW D.C.

The foregoing instrument was acknowledged before me this 29 day of May, 2002 by CARMELA MONGELLUZZO, WIDOW AND SURVIVING SPOUSE OF JOSEPH MONGELLUZZO, DECEASED, who is personally known to me or has produced FLORIDA D/L as identification.

SEAL

Gay Kohlbrenner
Notary Public

Gay Kohlbrenner
Printed Notary Name

My Commission Expires: