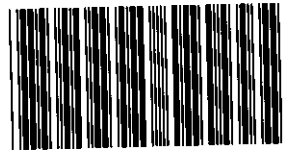


This Warranty Deed

Made this 19 day of September, 2002 A.D.
by Donald R. Mowery and Donna L. Mowery,
husband and wife



1283458 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
DOCUMENTARY TAX: \$139.30
1283458 BK:1536 PG:1668-1669
09/24/2002 03:47 PM 2 PGS
WHITE,DC Receipt #009065

hereinafter called the grantor, to
Jose R. Ghigliotty and Doreen E. Ghigliotty, husband and wife
whose post office address is: **4597 SE 136th Lane
Summerfield, FL 34491**

hereinafter called the grantee:

(Whenever used herein the term "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 \$ **10.00** 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, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, Conditions, Reservations and Easements of record, if any.

Parcel Identification Number: 04 18S 17E 3C020 062B

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 grantee 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; that the grantor hereby fully 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 our presence:

Name: Anthony L. Womack
Witness One Signature

Anthony L. Womack
Name: Anthony L. Womack
Witness One Printed Name

Name: David Pipe
Witness Two Signature

David Pipe
Name: David Pipe
Witness Two Printed Name

Name & Address: Donald R. Mowery
1001 Howell Harbor Drive, Casselberry, FL 32707

Name & Address: Donna L. Mowery
1001 Howell Harbor Drive, Casselberry, FL 32707

Name & Address: _____

Name & Address: _____

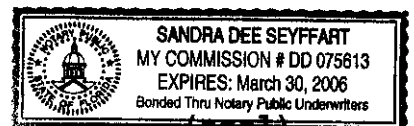
State of **Florida**
County of **Seminole**

The foregoing instrument was acknowledged before me this **19th** day of **September, 2002**, by **Donald R. Mowery and Donna L. Mowery, husband and wife**

who is personally known to me or who has produced _____ as identification.

Notary Public
Print Name: SANDRA DEE SEYFFART
My Commission Expires: 3-30-06

PREPARED BY: SUNNY LEVINS/djm
RECORD & RETURN TO:
Crystal River Title, a First American Branch
Post Office Box 1437
Crystal River, Florida 34423
File No: 1087-71922



Schedule A

Lot 62B, of SHAMROCK ACRES, PHASE II, an unrecorded subdivision, being more particularly described as follows:

Commence at the NE corner of Section 4, Township 18 South, Range 17 East, thence S.88°33'24"W., along the North line of said Section 4 a distance of 408.13 feet to a point on the West right of way line of a 50 foot wide road, thence South along said right of way line a distance of 826.22 feet to the Point of Beginning, thence continue South along said West right of way line a distance of 363.76 feet to a point on the Northwesterly right of way line of said road, thence S.44°53'04"W., along said Northwesterly right of way line a distance of 299.35 feet to a point on the Northeasterly right of way line of a 50 foot wide road, thence N. 45°06'56"W., along said Northeasterly right of way line a distance of 223 feet, thence N.44°53'04"E., parallel to said Northwesterly right of way line a distance of 303.61 feet, thence North parallel to said West right of way line a distance of 203.38 feet, thence East 155.00 feet to the Point of Beginning.