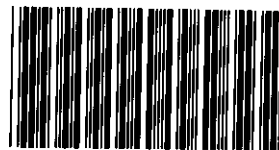


This instrument prepared by:

Name: **Bill Hudson**
Land Title Insurance of Citrus County, Inc.
Address: **P.O. Box 2049**
Homosassa Springs, Fl. 34447

Return to: **Land Title Insurance of Citrus County, Inc.**
FILE NO. LT-24343
Address: **P.O. Box 2049**
Homosassa Springs, Fl. 34447

Property Appraisers Parcel Identification Number(s):
19E18S 18 0110 00510 0290
Grantee(s) S.S #'s:



1296907 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$6.00
DOCUMENTARY TAX: \$70.00
1296907 BK:1554 PG:1095-1095
12/03/2002 03:21 PM 1 PG
KCCR,DC Receipt #016871

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 14th day of November, 2002 by Jeremiah F. O'Shea and Patricia A. O'Shea, husband and wife whose street address is 11 Ranlett Lane, Billerica, MA 01821, hereinafter called the grantor, to SanderSon Bay Fine Homes, LLC whose street address is P.O. BOX 910, CRYSTAL RIVER, FL 34423-0910, 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 grantor, for and in consideration of the sum \$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, State of FL, is:

Lot 29 in Block 51 of CITRUS HILLS, First Addition, as recorded in Plat Book 9, pages 73 through 83, inclusive of the Public Records of Citrus County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with the 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, 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 31ST, 2001. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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:

Christine Clemente
Signature
Christine Clemente
Printed Signature

Brian MacNeill
Signature
Brian MacNeill
Printed Signature

Jeremiah F. O'Shea
Jeremiah F. O'Shea
Patricia A. O'Shea
Patricia A. O'Shea

STATE OF MASSACHUSETTS
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 14th day of November, 2002 by Jeremiah F. O'Shea and Patricia A. O'Shea, husband and wife, who ARE personally known to me or who produced a mass lic. as identification and who did/did not take an oath.

Carol DeBottucci
Notary Public
My Commission Expires: Jan 23, 2009

[seal]

