



2003032858 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Tracy L. Zarro

Southern Sun Title Company
8110 S. Suncoast Blvd.
Homosassa, Florida 34446
03039053

Property Appraisers Parcel Identification (Folio) Numbers:
13-20S-18E-0020-01670-0360 / Alternate Key No.: 2168587

Grantee SS #:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$6.00
DOCUMENTARY TAX: \$840.00
2003032858 BK: 1606 PG: 2050-2050
06/03/2003 02:33 PM 1 PG
AKESZTHE,DC Receipt #019415

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of MAY, A.D. 2003 by **Charles E. Nugent and Janette L. Nugent, his wife, as an Estate by the Entireties with rights of survivorship**, herein called the grantors, to **Joseph H. Fasbach, a single man** whose post office address is hereinafter called the Grantee: P.O. BOX 114, HAMBURG, NJ 07419

(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 36, Block B-167, OAK VILLAGE, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

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, 2002.

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:

Tracy L. Zarro
Witness #1 Signature

TRACY L. ZARRO
Witness #1 Printed Name

Deborah L. Harden
Witness #2 Signature

Deborah L. Harden
Witness #2 Printed Name

Charles E. Nugent L.S.
Charles E. Nugent
20 Salvia Court, Homosassa, FL 34446

Janette L. Nugent L.S.
Janette L. Nugent
20 Salvia Court, Homosassa, FL 34446

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30th day of MAY, 2003 by **Charles E. Nugent and Janette L. Nugent, his wife, as an Estate by the Entireties with rights of survivorship** who are personally known to me or have produced FL. DRIVERS LICENSE as identification.

SEAL

Tracy L. Zarro
Notary Signature

My Commission Expires:



Printed Notary Signature