



2003038781 2 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JENNIFER DUCA FOR

Southeast Title Insurance Agency
547 W. Fort Island Trail, Ste.E
Crystal River, FL 34429
Property Appraisers Parcel Identification (Folio) Number: R29 19S 17E 0010 00300 0320
Grantees SS #s:



SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 23rd day of June, 2003 by BONNIE B. KEMP GARIGLIO F/K/A BONNIE B KEMP JOINED BY HER HUSBAND, RICHARD J GARIGLIO, herein called the grantors, to RUSSELL F. DeMERITT and DONNA J. DeMERITT, HIS WIFE whose post office address is 1324 FOXFIRE DRIVE, APOPKA, FL 32712, 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 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.:

See Exhibit "A"

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter. "TOGETHER WITH THAT CERTAIN 1994 PALM MOBILE HOME BEARING ID#PH096385AFL AND ID#PH096385BFL."

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 grantees 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:

✓ Elena Mast
Witness #1 Signature

Elena Mast
Witness #1 Printed Name

Bonnie B. Kemp Gariglio
BONNIE B. KEMP GARIGLIO

5701 MARINER DRIVE #701, TAMPA, FL 33609

✓ Stephanie Jeffries
Witness #2 Signature

Stephanie Jeffries
Witness #2 Printed Name

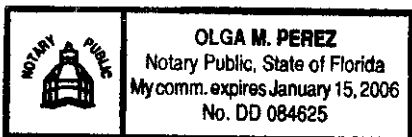
Richard J. Gariglio
RICHARD J GARIGLIO

5701 MARINER DRIVE #701, TAMPA, FL 33609

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 23rd day of June, 2003 by BONNIE B. KEMP GARIGLIO F/K/A BONNIE B KEMP and RICHARD J GARIGLIO, HER HUSBAND who are personally known to me or have produced FL DL as identification.

SEAL



Olga M. Perez
Notary Public

Olga M. Perez
Printed Notary Name

My Commission Expires:

File No.: C0306134

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
DOCUMENTARY TAX: \$1,316.00
2003038781 BK:1615 PG:1115-1116
06/30/2003 02:33 PM 2 PGS
ANELSON,DC Receipt #022632

EXHIBIT "A"

LOT 32 OF TWIN RIVER ESTATES, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF LOT 30, HOMOSASSA COMPANY'S SUBDIVISION, OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 5, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE SOUTH 88 DEG 34' 20" EAST, ALONG THE NORTH LINE OF SAID LOT 30, A DISTANCE OF 172 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. S-490-A, THENCE SOUTH 34 DEG 30' 50" WEST 162.88 FEET, THENCE SOUTH 29 DEG 18' 50" EAST, 57.66 FEET, THENCE SOUTH 88 DEG 34' 20" EAST, PARALLEL TO AFOREMENTIONED NORTH LINE OF LOT 30, A DISTANCE OF 491.85 FEET, THENCE SOUTH 0 DEG 32' 10" WEST 151.85 FEET, THENCE SOUTH 6 DEG 14' 50" WEST, 50.25 FEET, THENCE SOUTH 0 DEG 32' 10" WEST, 45 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 0 DEG 32' 10" WEST, 55 FEET, THENCE NORTH 89 DEG 27' 50" WEST, 65 FEET MORE OR LESS TO THE WATERS OF A CANAL, THENCE NORTH 0 DEG 32' 10" EAST ALONG SAID WATERS 55 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 89 DEG 27' 50" WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 89 DEG 27' 50" EAST, 65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.