

2004021972 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Shirley McCarthy
CITRUS LAND TITLE LLC
1904 WEST MAIN STREET
INVERNESS, FLORIDA 34452
Property Appraisers Parcel Identification (Folio) Number: 23 19S20E 0090 0450

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$6.00
DOCUMENTARY TAX: \$0.70
2004021972 BK:1705 PG:863-863
04/05/2004 03:20 PM 1 PG
JRICCI,DC Receipt #013869

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORRECTIVE WARRANTY DEED, made the 1 day of April, 2004 by George W. Welsh and Josephine B. Welsh, husband and wife, herein called the grantors, to William T. Tseko and Theresa M. Tseko, husband and wife whose post office address is P.O. Box 68, Hyde Park, VT, 05655, 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.:

✓ LOT 45, WATER OAKS SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 126 AND 127, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Subject to covenants, restrictions and easements of record.

THIS IS A CORRECTIVE DEED to correct that certain Deed recorded in Official Record Book 1697, Page 1513, public records of Citrus County, Florida, in which the Grantee's marital vesting was incorrectly shown due to a scrivener's error.

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, 2003.

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:

Sally A. Brown

Witness #1 Signature

Sally A. Brown

Witness #1 Printed Name

Susan C. Federico

Witness #2 Signature

Susan C. Federico

Witness #2 Printed Name

George W. Welsh

George W. Welsh
1248 Ralbeck Drive, Lecanto, FL, 34461

Josephine B. Welsh

Josephine B. Welsh
1248 Ralbeck Drive, Lecanto, FL, 34461

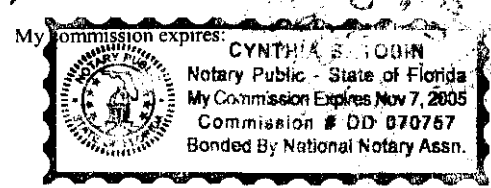
STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 01 day of April, 2004 by George W. Welsh and Josephine B. Welsh who are personally known to me or have produced _____ as identification.

SEAL

Cynthia S. Tobin
Notary Public

CYNTHIA S. TOBIN
Printed Notary Name



File No.: 04-2073

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Return to Citrus Land
Title, Inc.
File # 04-2073