



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Amanda Oliver
Southern Sun Title Company
8110 S. Suncoast Blvd.
Homosassa, Florida 34446
04020788

Property Appraisers Parcel Identification (Folio) Numbers:
13-20S-18E-0020-02360-0660 / Alternate Key No.: 3151484

Grantees SS #s:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$6.00
DOCUMENTARY TAX: \$1,449.00
2004029296 BK: 1715 PG: 320-320
05/04/2004 10:26 AM 1 PG
ADOYLE, DC Receipt #018671

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 26th day of April, A.D. 2004 by **Kenneth L. Carpenter and Nancy A. Carpenter, husband and wife**, herein called the grantors, to **Willis Ray Tuell and Nancy Carol Tuell, husband and wife** whose post office address is

hereinafter called the Grantees: 96 Grass St. Homosassa, FL 34446

(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:

Lots 66 and 67, Block B-236, 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 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:

Amanda Oliver

Witness #1 Signature

Amanda Oliver

Witness #1 Printed Name

NCB

Witness #2 Signature

Nickie Brown

Witness #2 Printed Name

Kenneth L. Carpenter L.S.
Kenneth L. Carpenter
96 Grass St., Homosassa, FL 34446

Nancy A. Carpenter L.S.
Nancy A. Carpenter
96 Grass St., Homosassa, FL 34446

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 26th day of April, 2004 by **Kenneth L. Carpenter and Nancy A. Carpenter, husband and wife** who are personally known to me or have produced Drivers License as identification.

SEAL



My Commission Expires:

Amanda Oliver
Notary Signature
Amanda Oliver
Printed Notary Signature