



2004034586 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Dawn Downing**  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel Identification (Folio) Numbers: 16-19S-20E-33000-0030

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$6.00  
DOCUMENTARY TAX: \$246.00  
# 2004034586 BK: 1722 PG: 1957-1957  
05/24/2004 01:53 PM 1 PG  
JRICCI,DC Receipt #022120

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 19th day of May, 2004 by **MERRICK SIMMONS, JR.**, herein called the grantor, to **SHIRLEY IVEY**, whose post office address is, 909 Woody Bulaway Rd., Inverness FL 34450 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 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.:

COMMENCING AT THE SW CORNER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 20 EAST, THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID SECTION 532 FEET, THENCE NORTH 2 DEG. 48' EAST 454.12 FEET, THENCE NORTH 77 DEG. 10' EAST 200 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 77 DEG. 10" EAST 100 FEET, THENCE NORTH 2 DEG. 48' EAST 175.88 FEET, THENCE SOUTH 77 DEG. 47' 10" WEST 100 FEET, THENCE SOUTH 2 DEG. 48' WEST 175.88 FEET TO THE POINT OF BEGINNING. EXCEPT THE NORTH 25 FEET FOR ROAD, MEASURED AT RIGHT ANGLE TO NORTH BOUNDARY OF TRACT.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

**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 grantor hereby covenants with said 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 31, 2003.

**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:

Willie Ann Marie Simmons  
Witness #1 Signature  
Willie Ann Marie Simmons  
Witness #1 Printed Name

Merrick Simmons, Jr.  
**MERRICK SIMMONS, JR.**  
1808 N. TAMPANIA AVE., TAMPA, FL 33607

Renee Rosenberger  
Witness #2 Signature  
Renee Rosenberger  
Witness #2 Printed Name

**STATE OF FLORIDA  
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 19th day of May, 2004 by **MERRICK SIMMONS, JR.** who is personally known to me or has produced **Driver's License** as identification.

**SEAL**



Dawn Downing  
MY COMMISSION # DD226750 EXPIRES  
September 11, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

[Signature]  
Notary Public  
Printed Notary Name

My commission expires: