



2004045125 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: **02-19S-19E-0020-00380-0540**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 22nd day of June, 2004 by **CECIL C. EVERETT** and **WENDY EVERETT**, husband and wife, herein called the grantors, to **VIRGINIA ARENT**, whose post office address is, 179 N. FITZPATRICK AVE., INVERNESS, FLORIDA 34453, 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)

W I T N E S S E T H: 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 54, 55, 56 AND 57, BLOCK 38, INVERNESS HIGHLANDS UNIT NO. 2, A SUBDIVISION
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 97
THROUGH 102, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

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, 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:

Witness #1 Signature [Signature]
Witness #1 Printed Name DAWN DOWNING
Witness #2 Signature [Signature]
Witness #2 Printed Name KAREN B KENNEDY

[Signature]
CECIL C. EVERETT
132 S. SPARROW POINT, INVERNESS, FL 34453
[Signature]
WENDY EVERETT
132 S. SPARROW POINT, INVERNESS, FL 34450

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 22nd day of June, 2004 by **CECIL C. EVERETT** and **WENDY EVERETT**, husband and wife who are personally known to me or have 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 DAWN DOWNING
Printed Notary Name

My commission expires:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$665.00
2004045125 BK:1736 PG:2390-2390
06/30/2004 11:40 AM 1 PG
JPARRISH,DC Receipt #028717