



2004059302 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lynn Czajkowski
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel Identification (Folio) Numbers: 02-19S-20E-0040-000C0-0390

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 4th day of August, 2004 by **ROY CROMPTON**, widower and surviving spouse of **MARGARET ANN CROMPTON**, deceased, herein called the grantor, to **YVONNE C. BAKER**, whose post office address is, 9732 E. Pebble Creek Ct, 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.:

Lot 39, Block "C", of **THE MOORINGS AT POINT O' WOODS**, according to the map or plat thereof as recorded in Plat Book 13, pages 81 to 84, public records of Citrus County, Florida.

GRANTOR herein states that he and Margaret Ann Crompton were continuously married, without interruption, from the date they acquired title to the lands described herein until the death of Margaret Ann Crompton, and that he has not since remarried.

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:

[Signature]
Witness #1 Signature

Brian William Smiles
Witness #1 Printed Name

[Signature]
Witness #2 Signature

CLARE LOUISE JENKINSON
Witness #2 Printed Name

KINSON
STATE OF ENGLAND
COUNTY OF DORSET
CITY

[Signature]
ROY CROMPTON
35 DARRELL ROAD, RETFORD NOTTS, ENGLAND

The foregoing instrument was acknowledged before me this 4th day of August, 2004 by **ROY CROMPTON**, widower and surviving spouse of **MARGARET ANN CROMPTON**, deceased who is personally known to me or has produced **Driver's License** as identification.

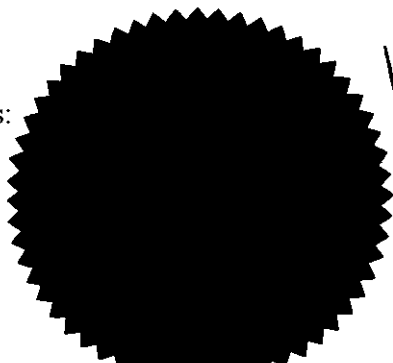
SEAL

[Signature]
Notary Public

Victoria John Dobby
Printed Notary Name

My commission expires:

On death



File No: 04-14925

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$559.30
2004059302 BK: 1755 PG: 1003-1003
08/19/2004 09:34 AM 1 PG
JPARRISH, DC Receipt #037540