

1.05
1/10/04

This instrument prepared by:
Name: **Bill Hudson**
Land Title Insurance of Citrus County, Inc.
Address: **P.O. Box 2049**
Homosassa Springs, Fl. 34447

Return to: **Land Title Insurance of Citrus County, Inc.**
FILE NO. LT-26153
Address: **P.O. Box 2049**
Homosassa Springs, Fl. 34447
Property Appraisers Parcel Identification Number(s):
28 18S 17E 0130 0020
Grantee(s) S.S #'s:

OK Set



2004048481 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$11.00
DOCUMENTARY TAX: \$490.00
2004048481 BK: 1741 PG: 1421-1421
07/12/2004 04:39 PM 1 PG
CSMART, DC Receipt #030751

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 1st day of July, 2004 by Angela B. Davis and Holly D. Jones, f/k/a Holly D. Simmons whose street address is PO Box 580, Homosassa, FL 34487, hereinafter called the grantor, to Cynthia Jean Cosner and Dorothy B. Cosner, as Joint Tenants with Rights of Survivorship whose street address is ~~1078~~ N. Rice Terrace, Crystal River, FL 34429 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 \$10.00 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 FL, is:

Lot 2, SHERMAN'S SUBDIVISION, Unit No. 2, according to the plat thereof as recorded in Plat Book 2, page 63, Public Records of Citrus County, Florida, with Riparian Rights over Palm Drive to Crystal Bay and with the privilege to park one boat only on the waterfront.

SUBJECT to an easement described as follows: An easement five feet wide lying 2.5 feet on each side of a centerline being more particularly described as follows: Begin at the NW corner of Lot 2 of SHERMAN'S SUBDIVISION, Unit No. 2 as recorded in Plat Book 2, page 63, Public Records of Citrus County, Florida; thence East along the North line of said Lot 2 a distance of 36 feet; thence South 0 deg 47' 48" East 16.58 feet; thence South 89 deg 13' 09" East 15.60 feet; thence South 0 deg 03' 57" West 23.01 feet; thence South 88 deg 43' 47" East 27.89 feet to a point on the East line of said Lot 2; thence continue South 88 deg 43' 47" East 1.91 feet to the end of the centerline description.

With Riparian rights to Kings Bay through Palm Drive and with Dockage privilege for one boat.
THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION.

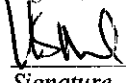
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

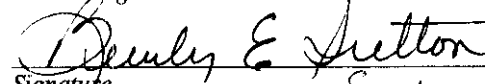
And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2003. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

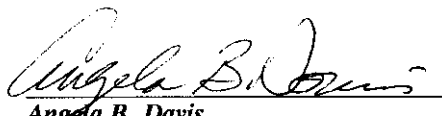
Signed, sealed and delivered in the presence of:

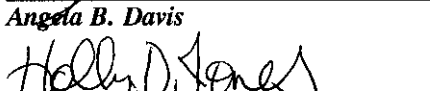


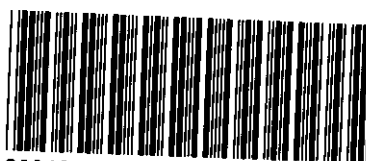
Signature
WILLIAM S. ANDERSON
Printed Signature



Signature
BEVERLY E. SUTTON
Printed Signature



Angela B. Davis

Holly D. Jones, f/k/a Holly D. Simmons

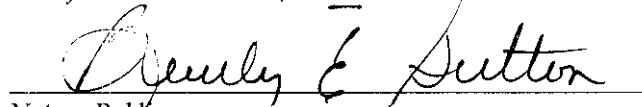


2004062261 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$11.00
DOCUMENTARY TAX: \$0.70
2004062261 BK: 1759 PG: 553-553
08/30/2004 04:31 PM 1 PG
ATYRE, DC Receipt #039452

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 1st day of July, 2004 by Angela B. Davis and Holly D. Jones, f/k/a Holly D. Simmons, who are personally known to me or who produced FL DLS as identification and who did/did not take an oath.



Notary Public
My Commission Expires:



BEVERLY E. SUTTON
Notary Public, State of Florida
My Comm. Exp May 19, 2006
Comm. No. CC 738415

[seal]