



2004065807 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Amanda Oliver**

Southern Sun Title Company

8110 S. Suncoast Blvd.

Homosassa, Florida 34446

04082014

Property Appraisers Parcel Identification (Folio) Numbers:

**13-20S-18E-0010-01220-0260 / Alternate Key No.: 1562899**

Grantee SS #:

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$220.50  
# 2004065807 BK:1763 PG:2297-2297  
09/15/2004 10:37 AM 1 PG  
JPARRISH,DC Receipt #041434

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 16th day of September, A.D. 2004 by **Mary J. O'Connell and William D. O'Connell, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common**, herein called the grantors, to **Alice Bond** whose post office address is

hereinafter called the Grantee: 2323 Holly Lane West Palm Beach FL 33410

(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:

**Lot 26, Block B-122, CYPRESS 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.**

**Grantor(s) hereby warrant(s) and certify(ies) that the above described property is vacant land.**

**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:

Estivenen Anni

Witness #1 Signature

Estivenen Anni

Witness #1 Printed Name

Lisa DesRoches

Witness #2 Signature

Lisa DesRoches

Witness #2 Printed Name

Mary J. O'Connell L.S.

Mary J. O'Connell

306 Fairmount Ave., Hyde Park, MA 02136

William D. O'Connell L.S.

William D. O'Connell

306 Fairmount Ave., Hyde Park, MA 02136

STATE OF MA  
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 16th day of September, 2004 by **Mary J. O'Connell and William D. O'Connell, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common** who are personally known to me or have produced MASS DL as identification.

SEAL

Lisa DesRoches

Notary Signature

Lisa DesRoches

Printed Notary Signature

My Commission Expires: 11-15-07

