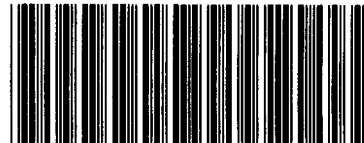


Prepared by:  
ERMA L. MASON  
MANATEE TITLE COMPANY, INC.  
2408 North Essex Avenue  
Hernando, Florida 34442

File Number: M 04-812

Return to Manatee Title Co., Inc.  
File # M04-812

## General Warranty Deed



2004082759 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$224.00  
# 2004082759 BK:1785 PG:1365-1365  
11/16/2004 02:35 PM 1 PG  
TWHITE,DC Receipt #051447

Made this Nov. 5<sup>TH</sup>, 2004 A.D., By **RICHARD J. PALUMBO**, whose post office address is: **5 W. SYLVESTER ST, HIGHLANDS RANCH, CO 80126**, hereinafter called the grantor, to **GREGORY A. KAMPSCHROER and SANDRA A. KAMPSCHROER**, whose post office address is: **1240 W TACOMA ST, HERNANDO, FL 34442**, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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, Florida**, viz:

**Lot 32, Block 43, CITRUS HILLS FIRST ADDITION, according to plat thereof recorded in Plat Book 9, pages 73 through 83 inclusive, public records of Citrus County, Florida.**

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **18-18S-19E-0110 00430 0320**

**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; that the grantor hereby fully 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 our presence:*

Katherine A. Ambrosch  
Witness Printed Name: KATHERINE A. Ambrosch

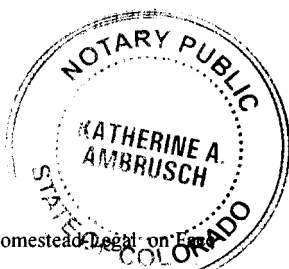
RICHARD J. PALUMBO (Seal)  
Address: **5 W. SYLVESTER ST  
HIGHLANDS RANCH, CO 80126**

Audrey Duff  
Witness Printed Name: Audrey Duff

\_\_\_\_\_ (Seal)  
Address: 5020 Ivy St  
Commerce City CO  
80022

State of COLORADO  
County of ADAMS

The foregoing instrument was acknowledged before me this Nov 5<sup>TH</sup>, 2004 by **RICHARD J. PALUMBO**, who is/are personally known to me or who has produced CO DRIVER'S LICENSE as identification.



Katherine A. Ambrosch  
Notary Public  
Print Name: KATHERINE A. Ambrosch  
My Commission Expires: 1-17-06