

This instrument prepared by:

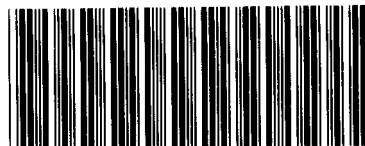
Name: **Bill Hudson**  
**Land Title Insurance of Citrus County, Inc.**  
Address: **P.O. Box 2049**  
**Homosassa Springs, FL 34447**

Return to: **Land Title Insurance of Citrus County, Inc.**  
**FILE NO. LT-26974**

Address: **P.O. Box 2049**  
**Homosassa Springs, FL 34447**

Property Appraisers Parcel Identification Number(s):  
**R1320S18E 0010 00570 0380**

Grantee(s) S.S #'s:



2005001521 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$185.50  
# 2005001521 BK:1803 PG:581-581  
01/06/2005 03:32 PM 1 PG  
KCCR,DC Receipt #000916

SPACE ABOVE THIS LINE FOR RECORDING DATA

Guglielmini Guglielmini

**THIS WARRANTY DEED** made the 23rd day of December, 2004 by **Daniel ~~Guglielmini~~ and Marlene ~~Guglielmini~~**, husband and wife whose street address is **14 Calumet Road, Randolph, NJ 07869**, hereinafter called the grantor, to **Sugarmill Woods Communities, Inc.** whose street address is **96 Cypress Blvd. W, Homosassa, FL 34446** 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 38, Block 57-B, of CYPRESS VILLAGE SUGARMILL WOODS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 9, at pages 86 through 150, Plat Book 10, pages 1 through 150; Plat Book 11, pages 1 through 16; as amended in Plat Book 9, page 87A, of the Public Records of Citrus County, Florida.**

**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 31<sup>st</sup>, 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:

1 Barbara A. Rosencrance  
Signature

Barbara A. Rosencrance  
Printed Signature

2 Donna M. Holst  
Signature

Donna Holst  
Printed Signature

Daniel Guglielmini  
Daniel ~~Guglielmini~~ Guglielmini

Marlene Guglielmini  
Marlene ~~Guglielmini~~ Guglielmini

STATE OF New Jersey  
COUNTY OF Morris

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of December, 2004 by **Daniel ~~Guglielmini~~ and Marlene ~~Guglielmini~~** ~~as husband and wife~~, who is personally known to me or who produced personally known identification and who did/did not take an oath.

Susan Medicke  
Notary Public  
My Commission Expires:

[seal]

SUSAN MEDICKE  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Oct 2, 2009