



2005027437 1 PG

Prepared By and Return To:

Lois K. Howard  
Fountainhead Title of Florida, LLC  
15310 S Amberly Drive, Suite 165  
Tampa, Florida 33647  
File No. 1484TA

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$10 00  
DOCUMENTARY TAX \$686 00  
# 2005027437 BK:1836 PG:1156  
04/04/2005 02:15 PM 1 PG  
VCANCEL,DC Receipt #016459

Property Appraiser's Parcel I.D. (Folio) Number(s):  
1289025

**WARRANTY DEED**

THIS WARRANTY DEED, dated 9th March 2005, by LEO W. SMITH, a single person, hereinafter called the Grantor, to MICHAEL B. EVANGELISTA AND ANNETTE B. EVANGELISTA, husband and wife, Buyer,, whose post office address is 2398 W Gardenia Dr. Citrus Springs Fl. 34434 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 (\$10.00) Dollars, and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all the certain land situated in Hernando County, Florida, viz:

**Lot 38, in Block 420, of Citrus Springs Unit 4, according to the Plat thereof, as recorded in Plat Book 5, at Pages 133-152, of the Public Records of Citrus County, Florida**

**Known as 2398 W. Gardenia, Dunnellon, FL 34434**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining

TO HAVE AND TO HOLD the same in fee simple.

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 31 December 2004.

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 Signature)

RICK FALLS  
(Print Name of Witness)

[Signature]  
LEO W SMITH  
Address: 4668 N.W 31st St  
Ocala, Fl. 34402

[Signature]  
(Witness Signature)  
**Lois K Howard**

(Print Name of Witness)

STATE OF FLORIDA  
COUNTY OF Citrus

Sworn to and subscribed before me the 9th day of March, 2005, by LEO W. SMITH, who was/were personally known to me or who presented Florida Driver's Licenses as identification.

DANIELLE DAVIS  
Notary Public, State of Florida  
My comm. exp. June 23, 2008  
Comm. No. DD 331771

[Signature]  
Notary Public  
My Commission Expires: