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LMITCHELL,DC Receipt #031926

PREPARED BY AND RETURN TO:

DAVID ALLEN BUCK

Attorney at Law

13127 Spring Hill Drive

Spring Hill, FL 34609

Key# 1334314 PARCEL #10 17S 18E 0080 06970 00260

THIS WARRANTY DEED, made the 18 day of Feb., 2005, between **PETER RODGERS**, a single man, whose mailing address is 911 Monroe Manner, Stevensville, MD 21666; and **BARBARA A. KULP**, a married woman, whose address is 325' Spyglass Hill Rd., Bath, PA 18014, as Grantors*, and

JAMES O. MEDEIROS, a single man, as Trustee of the **MEDEIROS FAMILY TRUST UAD 10/29/04**, with full power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property described below, whose mailing address is 55 Sharp St., N. Dartmouth, MA 02747; as 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 said Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS and other good and valuable considerations receipt whereof is hereby acknowledged, the grantor hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, Florida, to wit:

Lot 26, Block 697, CITRUS SPRINGS, Unit 8, according to the plat thereof as recorded in Plat Book 6 Page 43 Of the public records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record. Subject further to taxes and assessments for the year 2004 and thereafter.

THE GRANTORS CERTIFY THAT THIS PROPERTY IS NOT NOW NOR HAS IT EVER BEEN THEIR CONSTITUTIONAL HOMESTEAD PROPERTY. **THE 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 Grantor does hereby covenant with said grantee that the grantors is/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 and clear of all encumbrances, except taxes accruing subsequent to March 1, 2005.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature

Carlene Hurd.
Witness printed name


Witness Signature

Angie Camick
Witness printed name


PETER RODGERS

STATE OF MARYLAND
COUNTY OF Anne Arundel

The foregoing instrument was acknowledged before me this 28 day of February, 2005, by **PETER RODGERS**, who personally appeared before me at the time of notarization and who is personally known to me or has produced Maryland Driver's License as identification.


Notary Signature

#33046901 EXPIRES 9-1-07



IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Charles F. Billings
Witness Signature

Barbara A. Kulp
BARBARA A. KULP

Robert S. Billings
Witness Print Name

Philip B. Kulp
Witness Signature

Philip B. Kulp
Witness Print Name

STATE OF PA
COUNTY OF NORTHAMPTON

The foregoing instrument was acknowledged before me this 28 day of FEB, 2005, by **BARBARA A. KULP**, who personally appeared before me at the time of notarization and who is personally known to me or has produced a Maryland Driver's License bearing # 13027941 as identification.

Charles F. Billings
Notary Signature

NOTARIAL SEAL
CHARLES F. BILLINGS, Notary Public
Borough of Bath, Northampton County, Pa.
My Commission Expires July 11, 2006