

Prepared by John S. Clardy III
Crider Clardy Law Firm, P A
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Crystal River, FL 34423
(352) 795-2946



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OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$11 00
2005059022 BK:1877 PG:1796
07/06/2005 09:45 AM 1 PG
ATYRE,DC Receipt #034819

PARCEL ID NO. 20 17S 17E 0210 00210 0060
NO TITLE EXAMINATION HAS BEEN MADE ON THE PROPERTY DESCRIBED HEREIN

WARRANTY DEED

THIS INDENTURE made this 30 day of June, 2005, between JOSEPH E. MELCHIORE and MARGARET A. MELCHIORE, husband and wife, herein Grantors, and JOSEPH E. MELCHIORE AND MARGARET A. MELCHIORE, Trustees of the Melchioro Property Living Trust dated the 30 day of June, 2005, whose address is: 7035 W. Sunripe Loop, Crystal River, FL 34428.

(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)

This conveyance shall include to said Trustee, and any successor Trustee thereto, all powers enumerated in Section 689.071 of the Florida Statutes (1987) as amended and described in said Trust document.

WITNESSETH, that said Grantor, for and in consideration of the sum of LOVE AND AFFECTION, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, their heirs and assigns forever, the following described land, situated, lying and being in Citrus County, Florida, to wit:

Lot 6, Block 21, CRYSTAL MANOR UNIT NO. 1, according to Plat thereof as recorded in Plat Book 8, pages 82 through 92, inclusive, Public Records of Citrus County, Florida.

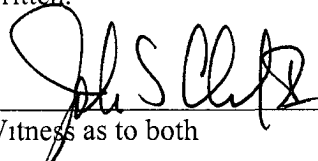
SUBJECT to restrictions and easements of record.


***Grantee is a Revocable Trust established by Joseph E. Melchioro & Margaret A. Melchioro.**

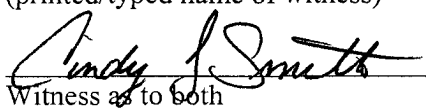
This is a conveyance to a Trustee not pursuant to a sale. Legal description provided by Grantor. Full power and authority is granted to the Grantee and the Successor Trustee(s) to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real property described herein and all other powers without limitation, provided for in Florida Statute 689.071; No person dealing with the Trustee(s) or the Successor Trustee(s) shall be bound to see to the application of any purchase money mortgage or inquire into the validity, expediency or propriety of such sale or disposition.


Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands the day and year first above-written.


Witness as to both
John S. Clardy III
(printed/typed name of witness)

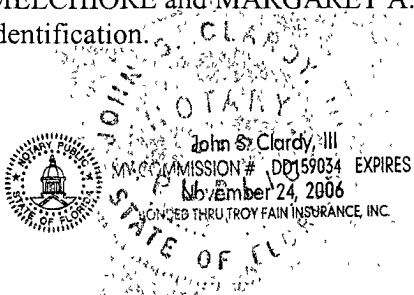

JOSEPH E. MELCHIORE
7035 W. Sunripe Loop
Crystal River, FL 34428

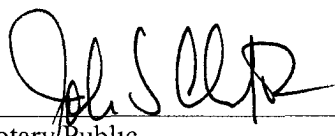

Witness as to both
CINDY J. SMITH
(printed/typed name of witness)


MARGARET A. MELCHIORE
7035 W. Sunripe Loop
Crystal River, FL 34428

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30 day of June, 2005, by JOSEPH E. MELCHIORE and MARGARET A. MELCHIORE, who have produced their Florida Drivers Licenses as identification.




Notary Public