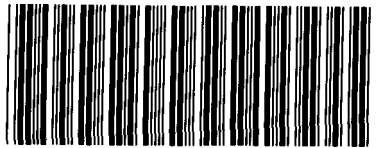


THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Martone
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No:



2005070611 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$11.00
DOCUMENTARY TAX: \$910.00
2005070611 BK:1894 PG:66
08/09/2005 12:57 PM 1 PG
JRICCI,DC Receipt #041509

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 22nd day of July, 2005 by **REBECCA BILBEY, FKA REBECCA HUNT, JOINED BY HER HUSBAND TIMOTHY BILBEY**, whose post office address is, **P.O. Box 329, Crystal River, Florida 34429**

herein called the grantor, to **ASHLEY ANN WOODS and ANDREW PAUL MERSON**, whose post office address is, **5921 W. WOODHILL CT., CRYSTAL RIVER, FLORIDA 34429**, hereinafter called the Grantees:
(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 AND 00/100'S (\$10.00) Dollars 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 Florida, viz.:

LOT 19, BLOCK B, OF CONNELL HEIGHTS UNIT NO. 8, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 37, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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 grantees 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, 2004.

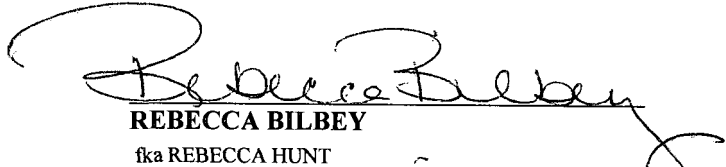
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

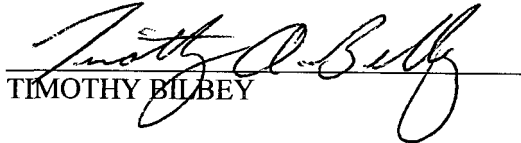
Signed, sealed and delivered in the presence of:


Witness #1 Signature
DAWN MARTONE

Witness #1 Printed Name


Witness #2 Signature
Erica Henick
Witness #2 Printed Name


REBECCA BILBEY
fka REBECCA HUNT


TIMOTHY BILBEY

**STATE OF FLORIDA
COUNTY OF CITRUS**

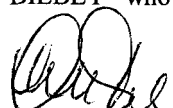
The foregoing instrument was acknowledged before me this 22nd day of July, 2005 by **REBECCA BILBEY, FKA REBECCA HUNT, JOINED BY HER HUSBAND TIMOTHY BILBEY** who is personally known to me or has produced **Driver's License** as identification.

SEAL



Dawn Martone
Commission # DD329288
Expires September 11, 2007

My commission expires  Bonded Troy Pain - Insurance, Inc. 800-385-7019


Notary Public
DAWN MARTONE

Printed Notary Name