THIS INSTRUMENT PREPARED BY AND RETURN TO:
JESSICA HOLCOMB
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **21-20E-19S-0020-02940-0510**

2007041223 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $18.50
DOCUMENTARY TAX: $875.00
2007041223 BK:2142 PG:813
07/10/2007 11:28 AM 2 PGS
JPARRISH,DC Receipt #023846

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 20 day of June, 2007 by **CHRISTINA CRISCITIELLO**, herein called the grantor, to **NELSON G. PEEPLES JR and KIMBERLY M. PEEPLES, husband and wife**, whose post office address is 135 Henderson Rd. Defuniak Springs, FL 32433, 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)

W I T N E S S E T H: 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.:

LOTS 51 AND 52, BLOCK 294 OF INVERNESS HIGHLANDS SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 51 THROUGH 66, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

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, 2006.

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
MARTHA WIMMER.
Witness #1 Printed Name

Witness #2 Signature
Carolina Wimmer
Witness #2 Printed Name

CHRISTINA CRISCITIELLO
1714 CALDWELL ST., INVERNESS, FL 34450

STATE OF N.Y
COUNTY OF RICHMOND

The foregoing instrument was acknowledged before me this 20 day of JUNE 2007 by CHRISTINA CRISCITIELLO who is personally known to me or has produced **Driver's License** as identification.

SEAL

SANG IN LEE
Commissioner of Deeds
City of New York, No. 5-915
Certificate Filed in Richmond Cnty
Commission Expires Oct. 1, 2007

Notary Public

SANG IN LEE
Printed Notary Name

My commission expires:
OCT 1 2007

SANG IN LEE NOTARY PUBLIC STATE OF NEW YORK

File No: **07-20079**

Septic System Re-Sale Inspection
Authority: Chapter 42 – Citrus County Code

Date:	5-30-07
Buyer:	
Seller:	Christina Criscitiello
Physical Address:	1714 Caldwell St, Inverness, FL
Phone Number:	
Pumping Contractor:	ACE SEPTIC TANK SERVICE, INC.

Septic Tank

Approximate Tank Volume:	900 Gallons
Material:	☑ Concrete ☐ Fiberglass ☐ Other _____
Pumping Performed	☐ Yes ☑ No New System 2006
Baffle and Tees Intact and Secure	☑ Yes ☐ No
Outlet Filter	☑ Yes ☐ No
Tank is Free of Structural Defects	☑ Yes ☐ No
Lid and Manholes Properly Fitted	☑ Yes ☐ No

Dosing Tank

Approximate Tank Volume:	_____ Gallons
Material:	☐ Concrete ☐ Fiberglass ☐ Other _____
Pump Is Functional and Performing	☐ Yes ☐ No ☐ N/A
Pump Is Elevated	☐ Yes ☐ No ☐ N/A
Check Valve	☐ Yes ☐ No ☐ N/A
Working Alarm	☐ Yes ☐ No ☐ N/A
Electrical Connections Secure	☐ Yes ☐ No ☐ N/A
Tank Protected From Surface Water Infiltration	☐ Yes ☐ No ☐ N/A

Drainfield

Drainfield Type	☑ Rock ☑ Alt. Product PTI ☐ Other _____
Configuration	☑ Trench ☐ Bed ☐ Mound ☐ Subsurface
Approximate Size	333 Square Feet
Visible Signs of Seepage	☐ Yes ☑ No
Visible Signs of Previous Failure	☐ Yes ☑ No
Ponding of Sewage	☐ Yes ☑ No
Downspouts Directed Towards Drainfield	☐ Yes ☑ No

System Appears Functional (Signature) [signature]