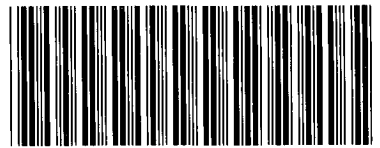


Consideration 80,000.00

10.00  
560.00



2009004116 1 PG

**This Instrument Prepared by**

Name: **Lorraine Schroeder, an employee of  
NORTH CENTRAL FLORIDA TITLE,  
LLC**  
Address: **3517 NORTH LECANTO HWY  
BEVERLY HILLS, FL 34465  
File No. 08I-12002**

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$560.00  
# 2009004116 BK:2265 PG:969  
01/29/2009 01:49 PM 1 PG  
KCCR,DC Receipt #002780

**RETURN TO GRANTEE**

Parcel I.D. #: **19 18 18 0110 0027T 001A**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 17<sup>th</sup> day of **January**, A.D. 2009, by **FRANCIS E. MANNING**, a single person, hereinafter called the grantor, to **JOHN P. HORAN** and **KELLI J. RUGGERE**, husband and wife, whose post office address is **48 BACON HILL ROAD, SPENCER, MA 01562**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Citrus County, State of Florida**, viz:

Unit 1-A, GREENBRIAR OF CITRUS HILLS CONDOMINIUM NO. TWENTY, a Condominium, according to the Declaration of Condominium thereof as recorded in Official Records Book 642, Page 1840 through 1924, inclusive, of the Public Records of Citrus County, Florida. Together with all appurtenances thereto, including an undivided interest in the common elements and the limited common elements of said condominium as set forth in the above described declaration

**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 he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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 December 31, 2009.

**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 Signature [Signature]  
Printed Name **Ma Mena BERGIERA**

Witness Signature [Signature]  
Printed Name **Dottie Menger**

[Signature] L.S.

**Francis E. Manning**  
Address: **ATTN: NANCY MANNING, 225 RIVERSIDE DR,  
DEDHAM, MA 02026**

STATE OF MASS  
COUNTY OF **NORFOLK**

The foregoing instrument was acknowledged before me this 17 day of **January**, 2009, by **Francis E. Manning**, who is known to me or who has produced MA ID's as identification.

[Signature]  
Notary Public

My commission expires \_\_\_\_\_



**SHEILA SHURTLEFF**  
Notary Public,  
Commonwealth of Massachusetts  
My Commission Expires November 7, 2014