

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: **15-19S-20E-0020-0190**



OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$28.00
DOCUMENTARY TAX: \$203.00
2009008218 BK: 2269 PG: 2379
02/24/2009 10:16 AM 3 PGS
SBELDEN, DC Receipt #005524

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 16 day of February, 2009 by PATRICIA A. SOLOMON and CHARLES R. HALL, a single man, BY DEBRA LYNN SUMMA, HIS ATTORNEY-IN-FACT, herein called the grantors, to LAWRENCE G. EDER and JUDY M. PAYNE, joint tenants with full rights of survivorship, whose post office address is, 1567 S. Canary Terr. Inverness, FL 34450, 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 grantors, for and in consideration of the sum of \$29,000.00 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, of **CARDINAL RETREATS**, according to the map or plat thereof recorded in Plat Book 7, Page 86, Public Records of Citrus County, Florida. Less and except those lands described in Official Records Book 1436, Page 1055, Public Records of Citrus County, Florida.

Grantor Patricia A. Solomon 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 Patricia A. Solomon'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 grantors hereby covenant with said grantees that the grantors 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 of all encumbrances, except taxes accruing subsequent to December 31, 2008.

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

Signed, sealed and delivered in the presence of:

Danielle Phillips
Witness #1 Signature

Danielle Phillips
Witness #1 Printed Name

Debra Lynn Summa
Charles R. Hall by Debra Lynn Summa

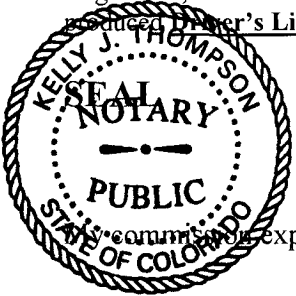
His attorney-in-fact
7918 BAYSIDE DRIVE, FT. COLLINS, CO 80528-8952

Jennifer E. Freeman
Witness #2 Signature

Jennifer E. Freeman
Witness #2 Printed Name

STATE OF COLORADO
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me this 16th day of February, 2009 by CHARLES R. HALL, a single man, BY DEBRA LYNN SUMMA, HIS ATTORNEY-IN-FACT who are personally known to me or have produced their's License as identification.

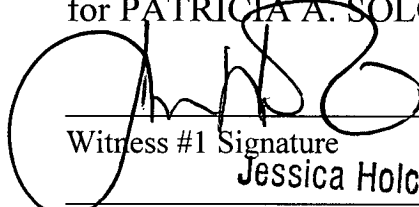


Kelly J. Thompson
Notary Public

Kelly J. Thompson
Printed Notary Name

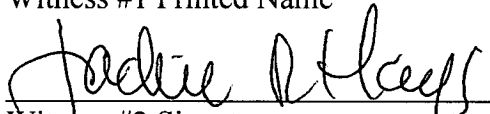
My Commission Expires 02/27/2011

Signature, Witness, and Notary Acknowledgment
for PATRICIA A. SOLOMON



Witness #1 Signature
Jessica Holcomb

Witness #1 Printed Name



Witness #2 Signature
JACKIE R HAYS

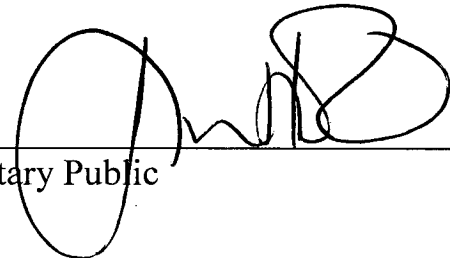
Witness #2 Printed Name

X 

PATRICIA A. SOLOMON

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me on this 19
day of February, 2009 by PATRICIA A. SOLOMON, who is known to
me or who has produced D.R.L.C. as
identification and did not take an oath.

X 

Notary Public



My commission expires:
(seal)

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

Date:	2-3-09
Buyer:	Judy Payne
Seller:	
Physical Address:	1567 S. Canary Ter. Inverness FL
Phone Number:	352-344-9041
Pumping Contractor:	AEC Septic, LLC

Septic Tank

Approximate Tank Volume:	750 Gallons
Material:	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other
Pumping Performed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Baffle and Tees Intact and Secure	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Outlet Filter	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Tank is Free of Structural Defects	hole <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Close to house (3 ft up slat on top of tank)
Lid and Manholes Properly Fitted	was made 10 ft previously (needs riser) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Boiling Tank

Approximate Tank Volume:	N/A Gallons
Material:	<input type="checkbox"/> Concrete <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other
Pump is Functional and Performing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Pump is Elevated	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Check Valve	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Working Alarm	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Electrical Connections Secure	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Tank Protected From Surface Water Infiltration	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

Drainfield

Drainfield Type	<input checked="" type="checkbox"/> Rock <input type="checkbox"/> Alt. Product <input type="checkbox"/> Other
Configuration	<input checked="" type="checkbox"/> Trench <input type="checkbox"/> Bed <input type="checkbox"/> Mound <input type="checkbox"/> Subsurface
Approximate Size	100 ± Square Feet
Visible Signs of Seepage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Visible Signs of Previous Failure	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Ponding of Sewage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Downspouts Directed Towards Drainfield	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

System Appears Functional (Signature) 

This inspection is designed to assess the condition of a system at a particular moment in time. This inspection will identify obvious substandard systems, for example systems without drain fields. This inspection is not designed to determine precise code compliance, nor precise information to demonstrate that the system will adequately serve the use to be placed on it by this or any subsequent owner.

A copy of this inspection must be provided to:
 Citrus County Environmental Health
 3650 W. Sovereign Path, Suite 2
 Lecanto, FL 34461
 Fax: (352) 527-5554