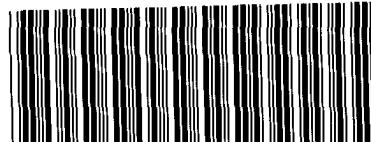


R.F. \$10.00
D.S. \$259.00
\$269.00



2009040181 1 PG

Prepared by and return to:

Tina Kudlack

Closing Agent

H. MICHAEL EVANS, P. A.

20702 W. PENNSYLVANIA AVENUE

Dunnellon, FL 34431

352-489-3700

File Number: 09-185TK

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$259.00
2009040181 BK:2310 PG:139
09/10/2009 10:22 AM 1 PG
JCARROLL,DC Receipt #031071

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of September, 2009 between CONSTANCE SUSLAVAGE, an unmarried widow, By and through JOSEPH GESMONDI, as her Attorney-In-Fact and JOSEPH GESMONDI, a married man whose post office address is 35 REGAN LANE, Voorhees, NJ 08043, grantor, and RIVERLAND FINANCIAL, LLC, a Florida Limited Liability Company whose post office address is P.O. BOX 1105, Dunnellon, FL 34430, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida to-wit:

Lot 5, Block 173, CITRUS SPRINGS, UNIT 2, according to the map or plat thereof as recorded in Plat Book 5, Pages 108 through 115, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number: ALTERNATE KEY #1242061

Grantors warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property and in fact reside at 35 Regan Lane, Voorhees, New Jersey 08043.

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 grantee 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; that the grantor 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, 2008**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Lucia Alwis

Constance Suslavage by Joseph Gesmondi
CONSTANCE SUSLAVAGE, By and through JOSEPH GESMONDI, as her Attorney-In-Fact

[Signature]
Witness Name: Michelle Snyder

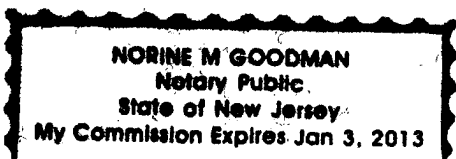
Joseph Gesmondi
JOSEPH GESMONDI

State of New Jersey

County of Camden

The foregoing instrument was acknowledged before me this 4th day of September, 2009 by CONSTANCE SUSLAVAGE, By and Through JOSEPH GESMONDI, as her Attorney-in-Fact and JOSEPH GESMONDI, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Norine Goodman

My Commission Expires: 1/3/13