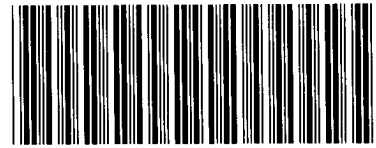


THIS INSTRUMENT PREPARED BY AND RETURN TO:
JESSICA HOLCOMB
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **30-20E-19S-0020004560-0080**



2009053120 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$35.00
2009053120 BK:2324 PG:2333
11/30/2009 02:44 PM 1 PG
TWHITE,DC Receipt #040484

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THIS WARRANTY DEED, made the 20 day of November, 2009 by ANNA DIONISIO and JOANNA DIONISIO and JOSEPH DIONISIO, herein called the grantors, to DONALD MCFARLAND CONSTRUCTION, INC., whose post office address is, 3400 E. Rotor Wing Path Hernando, FL 34442, hereinafter called the Grantee:

(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 grantors, for and in consideration of the sum of \$5,000.00 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 8, BLOCK 456, OF INVERNESS HIGHLANDS WEST 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 68 AND 69, 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 grantors hereby covenant with said grantee 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:

Joanne Hardin
Witness #1 Signature

JOANNE HARDIN
Witness #1 Printed Name

Thomas George
Witness #2 Signature

Thomas George
Witness #2 Printed Name

STATE OF NEW YORK
COUNTY OF Rockland

Anna Dionisio
ANNA DIONISIO
9 FOREST DR., GARNERVILLE, NY 10923

Joanna Dionisio
JOANNA DIONISIO
9 FOREST DR., GARNERVILLE, NY 10923

Joseph Dionisio
JOSEPH DIONISIO
9 Forest Dr. Garnerville, NY 10923

The foregoing instrument was acknowledged before me this 20 day of November, 2009 by ANNA DIONISIO and JOANNA DIONISIO and JOSEPH DIONISIO who are personally known to me or have produced **Driver's License** as identification.

SEAL

John F. Pinto
Notary Public

JOHN F. PINTO
Printed Notary Name

My commission expires:
7/7/2012

JOHN F. PINTO
Notary Public - State of New York
No. 01PI6189888
Qualified in Rockland County
My Commission Expires July 7, 2012