

10.00  
278.60

PREPARED BY:

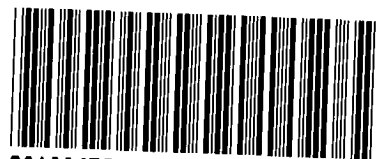
Name: Carol Dryden, an employee of  
NORTH CENTRAL FLORIDA TITLE, LLC  
Address: 3517 NORTH LECANTO HWY  
BEVERLY HILLS, FL 34465  
File No. 10I-09011

Parcel No.: 13 20S 18E 0020 02140 0190

RETURN TO GRANTEE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA



2010045623 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$278.60  
# 2010045623 BK: 2382 PG: 270  
10/14/2010 08:54 AM 1 PG  
DPENNINGTO, DC Receipt #036746

This **WARRANTY DEED**, made the 4th day of **October, 2010**, by **RUDOLPH DEL VECCHIO**, hereinafter called the Grantor, to **ED HART**, a single man, and **NATASYA FRASSRAND**, a single woman, as Joint Tenants with Rights of Survivorship, whose post office address is **2546 Commerce Avenue, Spring Hill, FL 34609** hereinafter called the Grantees:

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 County of Citrus, State of Florida, viz:

**Lots 19 and 20, Block 214, SUGARMILL WOODS OAK VILLAGE, a subdivision according to the map or plat thereof recorded at Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, Plat Book 11, Pages 1 through 16, in the Public Records of Citrus County, Florida and as amended in Plat Book 9, Page 87A, Public Records of Citrus County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and 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:

Christina Eva Marcine  
Witness Signature  
Printed Name: Christina Eva Marcine

Rudolph Del Vecchio L.S.  
Name: Rudolph Del Vecchio  
Address: 208 Bear Creek Road, Andover, NJ 07821

Ysela Mesias  
Witness Signature  
Printed Name: Ysela Mesias

STATE OF New Jersey  
COUNTY OF Sussex

The foregoing instrument was acknowledged before me this 4 day of **October, 2010**, by **Rudolph Del Vecchio**, who is personally known to me or who has produced Florida Drivers License as identification.

Christina Eva Marcine  
Signature of Notary  
Printed Name:  
My commission expires:

Christina Eva Marcine  
Notary Public of New Jersey  
My Commission Expires 2/3/14

