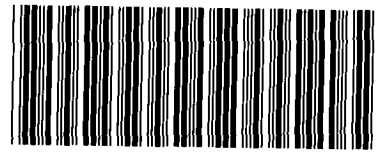


This instrument prepared by:
 Name: **Bill Hudson**
 Land Title of Citrus County, Inc.
 Address: **3899 S. Suncoast Blvd, Ste 100**
Homosassa, Fl. 34448

Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-30843
 Address: **3899 S. Suncoast Blvd, Ste 100**
Homosassa, Fl. 34448

Property Appraisers Parcel Identification Number(s):
1991366
 Grantee(s) S.S #'s:



2011023146 2 PGS

OFFICIAL RECORDS
 CITRUS COUNTY
 BETTY STRIFLER
 CLERK OF THE CIRCUIT COURT
 RECORDING FEE: \$18.50
 DOCUMENTARY TAX: \$1,085.00
 # 2011023146 BK:2422 PG:1074
 06/01/2011 04:06 PM 2 PGS
 KCCR,DC Receipt #020369

SPACE ABOVE THIS LINE FOR RECORDING

THIS WARRANTY DEED made the 20th day of May, 2011 by James L. Leslie and Beverly Leslie, husband and wife whose street address is 4091 SW 86th Terrace, Ocala, FL 34481, hereinafter called the grantor, to Karen Bussard Coullias and Nicholas George Coullias, wife and husband whose street address is 393 Turkey Creek, ALAHEUA, FL 32615 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)

WITNESSETH, that the grantor, for and in consideration of the sum \$10.00 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 FL, is:

Lot 52, MONTEZUMA WATERS MOBILE HOME ESTATES, First Addition, according to the plat thereof as recorded in Plat Book 9, page 1, Public Records of Citrus County, Florida.
 Together with that certain 1981 FLOR Doublewide Mobile Home, ID# GDOCFL52807521A and GDOCFL52807521B ;TITLE# 19262096 and 19262095 located thereon, titles to said Mobile Home having been retired under F.S. Section 319.261 by Affidavit recorded in Official Records Book 2422, page 1070, Public Records of Citrus County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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 31ST, 2010. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

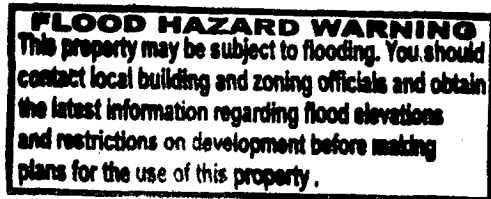
Signed, sealed and delivered in the presence of:

Signature William S. Hudson
 Printed Signature

Signature Beverly E. Sutton
 Printed Signature

James L. Leslie

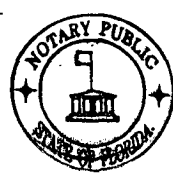
 Beverly Leslie



STATE OF FLORIDA
 COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 20th day of May, 2011 by James L. Leslie and Beverly Leslie, husband and wife, who is personally known to me or who produced FL DL's as identification and who did/did not take an oath.

Notary Public
 My Commission Expires:



[seal]
BEVERLY E. SUTTON
 Notary Public, State Of Florida
 My Comm. Exp. may 19, 2014
 Comm. # DD988165

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

Date:	5-17-2011
Buyer:	
Seller:	
Physical Address:	2664 N. Comanche Pt. Crystal River, FL
Phone Number:	
Pumping Contractor:	MR Septic LLC 352-563-2621

Septic Tank is located underneath Concrete Car port
 Pumped from 4 inch Access

Approximate Tank Volume:	150 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Outlet Filter	<input type="checkbox"/> Yes <input type="checkbox"/> No
Tank is Free of Structural Defects	<input type="checkbox"/> Yes <input type="checkbox"/> No
Lid and Manholes Properly Fitted	<input type="checkbox"/> Yes <input type="checkbox"/> No

Dosing Tank N/A

Approximate Tank Volume:	/ 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 type="checkbox"/> Rock <input type="checkbox"/> Alt. Product <input checked="" type="checkbox"/> Other infiltrator
Configuration	<input 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) Shannon Lee Potter

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
 3850 W Sovereign Path, Suite 2
 Lecanto, FL 34461
 Fax: (352) 527-5584