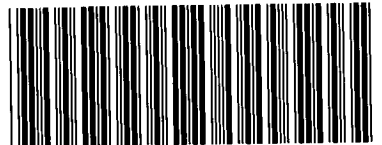


27-833



2011032979 3 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DAWN MARTONE
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **18-18S-19E-0110-00250-0160**

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$833.00
2011032979 BK:2433 PG:1818
08/09/2011 11:05 AM 3 PGS
JCARROLL, DC Receipt #028474

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THIS WARRANTY DEED, made the 4 day of Aug, 2011 by **RICHARD E. COLE**, a single man by and through **RONALD A. COLE**, his Attorney-in-Fact and **GAIL J. FREEMAN**, a single woman, herein called the grantors, to **DEANA L. VINCENT**, a single woman, whose post office address is 223 E. GLASSBORO CT, HERNANDAS FL 34424, 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 grantors, for and in consideration of the sum of \$119,000.00 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.:

THE SOUTH 1/2 OF LOT 16, BLOCK 25, CITRUS HILLS FIRST ADDITION , A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 73 THROUGH 83, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT OVER AND ACROSS THE NORTH 25 FEET THEREOF.

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, 2010.

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:

Jacqueline Davis
Witness #1 Signature

JACQUELINE DAVIS
Witness #1 Printed Name

[Signature]
Witness #2 Signature

DAWN MARTONE
Witness #2 Printed Name

Ronald A. Cole POA
RICHARD E. COLE by and through RONALD A. COLE, his Attorney-in-Fact
116 WINNICUTT RD., STRATHAM, NH 03885

STATE OF FL
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 4 day of Aug, 2011 by **RICHARD E. COLE**, a single man by and through **RONALD A. COLE**, his Attorney-in-Fact who is personally known to me or has produced Driver's License as identification.

SEAL

My commission expires:

[Signature]
Notary Public
DAWN MARTONE
Printed Notary Name

Signed, sealed and delivered in the presence of:

Kristin Orr

Witness #1 Signature

Kristin Orr

Witness #1 Printed Name

Gail J. Freeman

GAIL J. FREEMAN

116 WINNICUTT RD., STRATHAM, NH 03885

Madalyn Lugibea

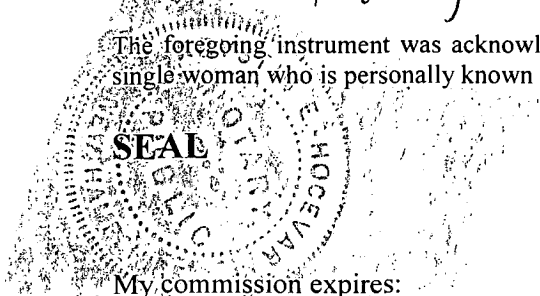
Witness #2 Signature

Madalyn Lugibea

Witness #2 Printed Name

STATE OF New Hampshire
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 7 day of July, 2011 by GAIL J. FREEMAN, a single woman who is personally known to me or has produced Driver's License as identification.



My commission expires:

KRISTIN E. HOCEVAR, Notary Public
My Commission Expires April 4, 2012

Kristin Hocevar

Notary Public

Kristin Hocevar

Printed Notary Name

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

Date:	4/14/11
Buyer:	GARNER
Seller:	COLLETT FREEMAN
Physical Address:	223 E. Glassboro Heenard
Phone Number:	
Pumping Contractor:	Simply Septic Inc.

Septic Tank

Approximate Tank Volume:	900	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	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Lid and Manholes Properly Fitted	<input checked="" 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 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			307	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) D. N. Fuller

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) 527-5564