

2011033135 3 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Toni Gatlin
Benchmark Title
715 S. Adolph Pt.
Lecanto, FL 34461

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$714.00
2011033135 BK: 2433 PG: 2120
08/10/2011 11:15 AM 3 PGS
JCARROLL, DC Receipt #028612

Our file no. 11-0768

Property Appraisers Parcel Identification (Folio) Number: 02-19S-20E-0010-000C0-0050

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 2nd day of August, 2011, by Linda B., Meahl and Ronald K. Bonner, herein called the grantor(s), to Shirlee A. Sullivan, a single woman, whose post office address is: 96 Winterwood Dr., Londonderry, NH 03053 hereinafter called the Grantees:

(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 TEN AND 00/100'S (\$10.00) 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 5, Block C, POINT O'WOODS, according to the map or plat thereof as recorded in Plat Book 4, Page 5, Public Records of Citrus County, Florida.

Grantor(s) 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.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

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(s) hereby covenants with said grantees that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) 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 31, 2011.

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:

Witness #1 Signature

Toni Gatlin
Witness #1 Printed Name

Witness #2 Signature

Michael Posey
Witness #2 Printed Name

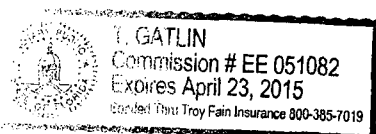
Linda B. Meahl
309 S. Canaday Dr.
Inverness, FL 34450

STATE OF FLORIDA
COUNTY OF CITRUS


The foregoing instrument was acknowledged before me this 2nd day of August, 2011 by Linda B. Meahl, who is/are personally known to me or has produced _____ as identification.

SEAL

Notary Public
Printed Notary Name:
My Commission Expires:



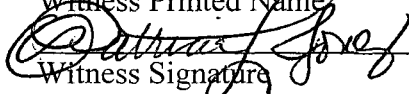
CONTINUATION OF WARRANTY DEED



Witness Signature

SEAN McFarland

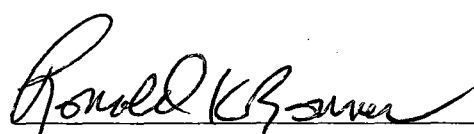
Witness Printed Name



Witness Signature

Patricia L. Jones

Witness Printed Name



Witness Signature

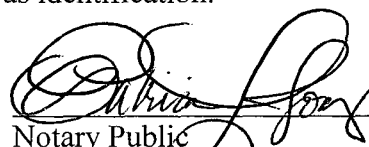
Ronald K. Bonner
26110 Cuyahoga Circle
San Antonio, TX 78260

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me this 29th day of July, 2011, by, Ronald K. Bonner, who is personally known to me or has produced _____ as identification.

(Seal)





Notary Public

Print Name: Patricia L Jones
My Commission Expires: 10/13/2014

110768
 Benchmark Title
 715 Adolph Pl.
 Lecanto, FL 34461

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

DATE:	08/04/10
BUYER:	
SELLER:	Linda Meahl
PHYSICAL ADDRESS:	221 S. Sunset Terrace Inverness FL 34450
PHONE NUMBER:	352-795-1554
PUMPING CONTRACTOR:	A-Able Septic Sewer Service, Inc.

Septic Tank

Approximate Tank Volume:	750	Gallon	
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 Inact and Secure	<i>No Baffle</i>	<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

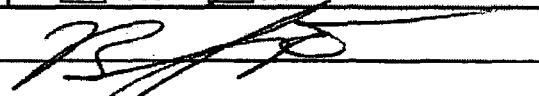
Dosing Tank

Approximate Tank Volume:	150	Gallons	
Material:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Other
Pump is Functional and Performing	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Pump is Elevated	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Check Valve	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Working Alarm	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Electrical Connections Secure	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Tank Protected From Surface Water Infiltration	<input checked="" 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 Ingrade
Configuration	<input checked="" type="checkbox"/> Trench	<input type="checkbox"/> Bed	<input type="checkbox"/> Mound <input checked="" type="checkbox"/> Subsurface
Approximate Size	222 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) _____



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 drainfields. 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.