

Recording requested by: Gaetano Antonelli
When recorded, mail to:
Name: Gaetano Antonelli
Address: PMB#213, 6252 Commercial Way
City: Brooksville
State/Zip: Florida 34613
Property Tax Parcel/Account Number: 17E18S02 10000 0390

Document prepared by: Name Gaetano Antonelli
Address PMB #213 6252 Commercial
Way Brooksville, Florida 34613

Warranty Deed

This Warranty Deed is made on 5/12/2011, Between Karen Ramsey, a single woman as Grantor, Residing at 16107 Seapines Dr. Hudson Fl. State of Florida 34667, and, Gaetano J. Antonelli. As Grantee, of PMB #213, 6252 Commercial Way City of Brooksville, State of Florida 34613. For valuable consideration of, \$10.00 the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 7106 West Crinoline Ln. Dunnellon, State of Florida 34433 County of Citrus: Legal Description: LOT 39 OF AN UNREC SUBD: SW1/4 OF NE1/4 OF SE1/4 OF NE1/4 OF SEC 2-18-17, TH N 25 FT LESS E 25 FT & E 25 FT OF N 100 FT BEING SUBJ TO A RD EASE SUB TO EASE DESC IN OR BK 2076 PG 1312 OR BK 2095 PG 380

The Grantors warrants that they are lawful owners and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of 2011 and subsequent easements and restrictions of record, if any:

Dated: 12-30-11

Karen Ramsey
Signature of Grantor

KAREN RAMSEY
Printed Name of Grantor

Signature of Grantor

Printed Name of Grantor

[Signature]
Signature of Witness #1

Harrison Bland
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Aden Oda
Printed Name of Witness #2

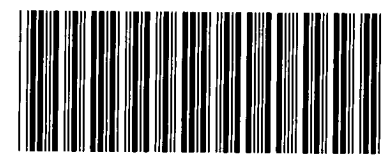
State of Florida County of Hernando

On 10th December 2011 the Grantor, Karen Sue Ramsey, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence

[Signature]
Notary Signature

Notary Public,
In and for the County of Hernando State of Florida

My commission expires: May 10th 2015



2012016640 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$0.70
2012016640 BK:2474 PG:2151
04/13/2012 11:25 AM 1 PG
SSIMMONS,DC Receipt #016102

