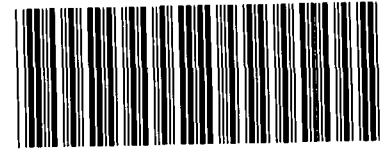


Prepared by Cindy Curry, an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450

Return to
GRANTEE

File No.: 22663-51



2012038142 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$2,029.30
2012038142 BK:2500 PG:1868
08/28/2012 03:00 PM 3 PGS
JCARROLL, DC Receipt #036690

WARRANTY DEED

This indenture made on August 24, 2012, by Arthur D. Chatraw and Shirley Ann Hires, husband and wife, whose address is: 1990 W. Quaker Ln., Citrus Springs FL 34434 hereinafter called the "grantor", to Teresa A. Marino, a single woman, whose address is: 1990 W. Quaker Ln., Citrus Springs FL 34434 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, **Florida**, to-wit:

Tract 12000-0040 described as: Commence at the Northwest corner of the South 1/2 of the Northeast 1/4 of Section 27, Township 17 South, Range 18 East, Citrus County, Florida, said point being also the Southwest corner of Lot 6, Block 710, CITRUS SPRINGS UNIT 14, according to the Map or Plat thereof recorded in Plat Book 6, pages 110 through 115, inclusive, Public Records of Citrus County, Florida; thence North 89° 42' 45" East, along the North line of said South 1/2 of the Northeast 1/4 and along the South line of said Block 710, Block 709 and Block 708, a distance of 1986.02 feet to the Point of Beginning; thence continue North 89° 42' 45" East, along said line a distance of 662.18 feet to the Northeast corner of said South 1/2 of the Northeast 1/4; thence South 00° 19' 20" East, along the East line of said South 1/2 of the Northeast 1/4 and along the West line of Block 708 and 707 of said CITRUS SPRINGS UNIT 14 a distance of 657.37 feet; thence South 89° 41' 27" West, a distance of 662.81 feet; thence North 00° 16' 03 West, a distance of 657.62 feet to the Point of Beginning.

Parcel Identification Number: 3106440

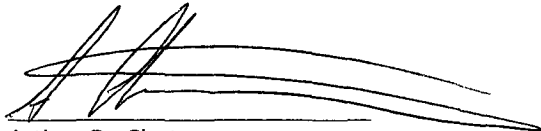
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

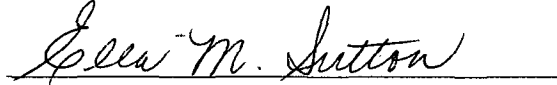
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2011.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Arthur D. Chatraw

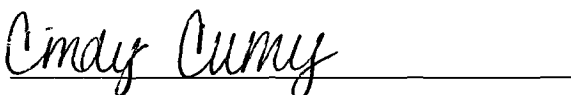

Shirley Ann Hires

Signed, sealed and delivered in our presence:



Witness Signature

Print Name: Ella M. Sutton



Witness Signature

Print Name: Cindy Curry

State of FLORIDA

County of Citrus

The Foregoing Instrument Was Acknowledged before me on the 24th day of August 2012, by Arthur D. Chatraw and Shirley Ann Hires, husband and wife, who is/are personally known to me or who has/have produced the following as identification: FL-DL


Notary Public

Cindy Curry
(Printed Name)



My Commission expires: _____

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

Date:	7/2/2012
Buyer:	
Seller:	Parsley Realty, Agent
Physical Address:	1990 W Quaker Lane, Citrus Springs, FL
Phone Number:	352-726-2628
Pumping Contractor:	ACE SEPTIC TANK SERVICE, 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 checked="" type="checkbox"/> Yes <input 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:	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	NA <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 checked="" type="checkbox"/> Alt. Product <input checked="" type="checkbox"/> Other <u>Infiltrator</u>
Configuration	<input checked="" type="checkbox"/> Trench <input type="checkbox"/> Bed <input type="checkbox"/> Mound <input type="checkbox"/> Subsurface
Approximate Size	300 ± 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 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) 527-5564