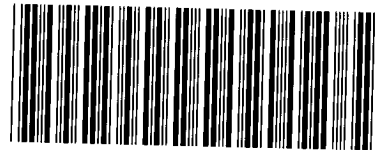


THIS INSTRUMENT PREPARED BY AND RETURN TO:
Erica M. Henick
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **14-18S-19E-0170-0020**



2014002593 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$700.00
2014002593 BK:2600 PG:2365
01/21/2014 02:53 PM 1 PG
BMULDER, DC Receipt #002342

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THIS WARRANTY DEED, made the 18th day of December, 2013 by **JOSEPH WILHELMY**, Personal Representative of the ESTATE OF LEROY E. ASWEGAN, deceased, herein called the grantor, to **PAUL J. ZITO and NANCY E. ZITO, husband and wife**, whose post office address is 3076 Lower Mountain Rd., Sanborn, NY 14132, 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 grantor, for and in consideration of the sum of \$100,000.00 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.:

LOT 2 OF ARBOR LAKES, UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE(S) 64 AND 65, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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 hereby covenants with said grantees 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 31, 2012.

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

Erica Henick

Witness #1 Printed Name

Witness #2 Signature

DAWN MARTONE

Witness #2 Printed Name

JOSEPH WILHELMY, Personal Representative
of the ESTATE OF LEROY E. ASWEGAN, deceased

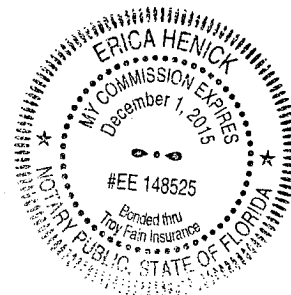
4434 W. HORSESHOE DR., BEVERLY HILLS, FL 34465

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 18th day of December, 2013 by **JOSEPH WILHELMY**, Personal Representative of the ESTATE OF LEROY E. ASWEGAN, deceased who is personally known to me or has produced **Driver's License** as identification.

SEAL

My commission expires:



Notary Public

Erica Henick

Printed Notary Name