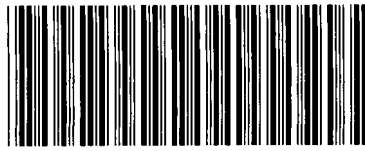


6



2014026825 4 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$40.50
DOCUMENTARY TAX: \$1,470.00
2014026825 BK: 2628 PG: 512
06/17/2014 11:17 AM 4 PGS
KHUNT, DC Receipt #024031

Prepared by: Cindy Curry, an employee of
First International Title, Inc.
2676 West Woodview Lane
Lecanto, FL 34461

Return to: GRANTEE

File No.: 45684-55

WARRANTY DEED

This indenture made on June 12, 2014, by Anthony Masi, Debra Pezzuti and Cheryl Masi Castellano, Individually and as Successor Trustees of the Catherine Masi Living Trust Agreement dated September 18, 1998 c/k/a Catharine Masi Living Trust Agreement dated September 18, 1998, hereinafter called the "grantor", to Larry B. Roberts Jr. and Megan C. Roberts, husband and wife, whose address is:
P.O. Box 4 Williston, FL 32696

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:

Lot 33, PRETTY SPRINGS, according to the Plat thereof, recorded in Plat Book 5, Page(s) 37 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 2247975

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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 2013.

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

The Catharine Masi Living Trust
Anthony R. Masi

By: Anthony Masi, Individually and as Successor Trustee
7809 Robincrest Rd Charlotte, NC 28226

Signed, sealed and delivered in our presence:

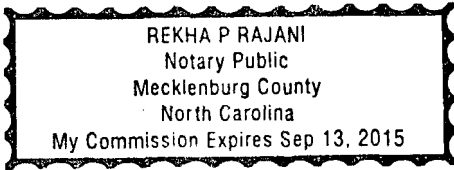
Chris Davisson
Witness Signature
Print Name: Chris Davisson

Rekha P Rajani
Witness Signature
Print Name: Rekha P Rajani

State of ~~FLORIDA~~ NC
County of Mecklenburg

The Foregoing Instrument Was Acknowledged before me on 6/12/14, by **Anthony Masi, Individually and as Successor Trustee of the Catharine Masi Living Trust** Trust, who is/are personally known to me or who has/have produced a valid FLDL as identification.

Rekha P Rajani
Notary Public
Printed Name: Rekha P Rajani
My Commission expires: 9-13-15



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 2013.

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

The Catharine Masi Living Trust

[Handwritten signature of Debra Pezzuti]
By: Debra Pezzuti, Individually and as Successor Trustee

3295 Coronet Ct Spring Hill, FL 34609

Signed, sealed and delivered in our presence:

①

[Handwritten signature of Cereb Murray]
Witness Signature
Print Name: CEREB MURRAY

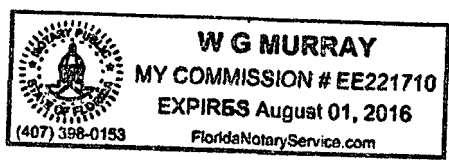
[Handwritten signature of Alexis L. Gathercole]
Witness Signature
Print Name: Alexis L. Gathercole

②

State of FLORIDA
County of Hernando

The Foregoing Instrument Was Acknowledged before me on May 21/2014, by **Debra Pezzuti, Individually and as Successor Trustee of the Catharine Masi Living Trust Trust**, who is/are personally known to me or who has/have produced a valid FLORIDA DRIVERS LICENSE as identification.

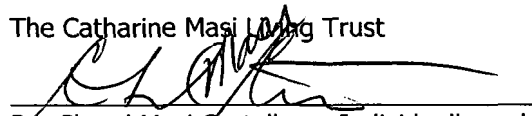
[Handwritten signature of W G Murray]
Notary Public
Printed Name: W G MURRAY
My Commission expires: Aug 1 / 2016



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 2013.

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


The Catharine Masi Living Trust



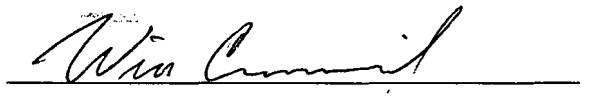
By: Cheryl Masi Castellano, Individually and as Successor Trustee
10 Carrington Ct, Sewell, NJ 08088

Signed, sealed and delivered in our presence:

①

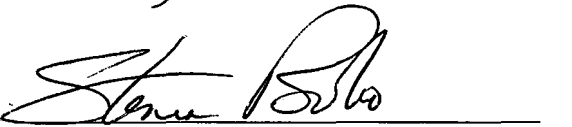

Witness Signature
Print Name: Judy Green

②


Witness Signature
Print Name: Will Caracciolo

State of NEW JERSEY
County of Douceston

The Foregoing Instrument Was Acknowledged before me on May 17, 2014, by **Cheryl Masi Castellano** individually and as a **Successor Trustee of the Catharine Masi Living Trust**, who is/are personally known to me or who has/have produced a valid New Jersey Driver license as identification.


Notary Public
Printed Name: Steven Bobo
My Commission expires: April 11, 2018

