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Prepared by:  
Jennifer Duca, an employee of  
Wollinka Wikle Title Insurance Agency  
1904 W. Main Street  
Inverness, Florida 34452  
Consideration: \$58,000.00  
File Number: IN15-151

RETURN TO: GRANTEE

## General Warranty Deed

Made this July 28, 2015 A.D. By

**MICHELLE SCIBETTA and MARGARET ANN FAREN TEMPCHIN,**  
whose address is: 33 Rona Lane, Manahawkin, NJ 08050, hereinafter  
called the grantor, to

**JOSEPH MARINO, III, a married man,**  
whose post office address is: 3859 Tiana St., Seaford, NY 11783, hereinafter  
called the grantee:

(Whenever used herein the term "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 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, viz:

Lot(s) 39, 40, 41 and 42, Block 20, INVERNESS HIGHLANDS UNIT 8, a subdivision according to the plat thereof recorded at Plat Book 2, Page 166, in the Public Records of Citrus County, Florida.

Grantors hereby certify that the above described property is not their constitutional homestead as made and provided for by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

Parcel ID Number: **19E19S020080**

**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 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 31, 2014.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

1) x Julie Mulch  
Witness Printed Name Julie Mulch

x Michelle Scibetta (Seal)  
MICHELLE SCIBETTA  
Address:

2) x Susan Bennett  
Witness Printed Name Susan Bennett

State of New Jersey  
County of Ocean

The foregoing instrument was acknowledged before me this 27 day of July, 2015, by MICHELLE SCIBETTA, who is personally known to me or who has produced NJ Driver License as identification.

(seal)

Claudia M Freeman  
Notary Public  
Print Name: Claudia M Freeman  
My Commission Expires: 7/8/2018  
**CLAUDIA M. FREEMAN**  
**NOTARY PUBLIC OF NEW JERSEY**  
**ID # 2436006**  
**My Commission Expires 7/8/2018**

## NOTARY ACKNOWLEDGEMENT

Giacca A. Diaz  
witness-signature

Tracey L. Gray  
printed name witness

Janet T. Redd  
witness-signature

Janet T. Redd  
printed name witness

Margaret Ann Faren Tempchin  
MARGARET ANN FAREN TEMPCHIN

16266 Purcellville Rd.  
Purcellville, Va. 20132

State of: Virginia

County of: Loudoun

The foregoing instrument was acknowledged before me this 25 day of July, 2015, by  
Margaret Ann Faren Tempchin, who is/are personally known to me or who has produced  
Virginia Driver's Lic. as identification.

Mary E. McCauley  
Notary Public  
Print notary name: MARY E. McCauley  
Notary seal



Mary E. McCauley  
Commonwealth of Virginia  
Notary Public  
Commission No. 116683  
My Commission Expires 1/31/2016

My Commission Expires: JAN. 31, 2016