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STATE OF FLORIDA
This Instrument was Prepared By
JAMES L. McENERNEY, ESQ.
217 Wall Street
Huntington, N. Y. 11743
STAMP TAX
00.55

After Recording, Please Return To:
JAMES L. McENERNEY, ESQ.
217 Wall Street
Huntington, N. Y. 11743

WARRANTY DEED

THIS INDENTURE, made this 2nd day of March, A.D. 1989,
BETWEEN

EMILY MASTROIANNI

party of the first part, whose mailing address is : 1 Beck Place,
Huntington, New York 11743

and NICHOLAS MASTROIANNI

party of the second part, whose mailing address is: 252 Huntington Bay Road
Huntington, New York 11743

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said
party of the second part, the receipt whereof is hereby acknowledged, has granted,
bargained and sold to the said party of the second part, their heirs and assigns
forever, the following described land situate, lying and being in the County of
Citrus and State of Florida, to-wit:

Lot 4 Block 18 of Pine Ridge Unit THREE
a Subdivision according to the Plat thereof, recorded in Plat Book 8
Page 51-67, of the Public Records of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of
record. The party of the first part reserves unto itself the right to enter the above
described property to complete certain improvements to the property, and the party of
the first part shall pay the taxes on the property through the year in which improve-
ments, requiring access to the property, are completed and the property is usable for
building purposes. The right of entry shall automatically terminate upon completion
of the above referred to improvements. This deed is also subject to the terms,
conditions, restrictions and covenants contained in a certain Declaration of Restriction
of Pine Ridge Subdivision recorded in the Official Records of Citrus County,
Florida and the party of the second part by the acceptance of this Deed agrees with
the party of the first part, its successors and assigns, that the party of the second
part, their heirs, legal representatives, successors and assigns will be bound by the
terms, conditions, restrictions and covenants contained in said Declaration of
Restrictions.

And the said party of the first part does hereby fully warrant the title to said
land, and will defend the same against the lawful claims of all persons whomsoever.

Whenever the text in this Deed so requires, the use of any gender shall be deemed
to include all genders, and the use of the singular shall include the plural

Signed, sealed and delivered in
the presence of us.

IN WITNESS WHEREOF, Grantor has here-
unto set grantor's hand the day and
year first above written.

Witness
Jacqueline W McENERNEY
Witness

Emily Mastroianni
Emily Mastroianni

STATE OF NEW YORK)
COUNTY OF SUFFOLK) SS:

I hereby certify that on the day before me, an officer duly
acknowledgements, personally appeared:
EMILY MASTROIANNI
to me known to be the person described in and who executed the foregoing instrument and
acknowledged before me that they executed the same.
WITNESS my hand and official seal in the County of Suffolk, State of New York
aforesaid this 2nd of March, 1989.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRAYER, CLERK
89 APR 17 AM 11 00
VERIFIED BY
F. McENERNEY

575502

JAMES L. McENERNEY
Notary Public, State of New York
No. 02MC486829 - Suffolk County
Commission Expires July 28, 1989

Jacqueline W McENERNEY
Notary Public

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