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STATE OF FLORIDA

185.90

Warranty Deed

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DATED this 27th day of February, 19 91, between
PINE RIDGE ESTATES BY CITRUS HILLS, a Florida general partnership whose post office address is 2416 N.
Essex Avenue — Hernando, Florida 32642, party of the first part, and

ROGER R. BIAGETTI and MARILYN L. BIAGETTI, His Wife
party of the second part, whose post office address is: 104 E. Iron Stone Road
Harrisville, RI 02830

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and no/100
(\$10.00) Dollars, to them in hand paid by 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, heirs and assigns forever,
the following described land, situated, and being in the County of Citrus, State of Florida, to-wit:

Lot 002, Block 183, of PINE RIDGE UNIT TWO, according to
the plat recorded in Plat Book 8, Pages 37 through 50, inclusive of the
Public Records of Citrus County, Florida.

Subject to restrictions of record which include the obligation of membership in Pine Ridge
Service Corporation, a Florida not for profit corporation, easements of record and taxes for the
year 19 91, and subsequent years.

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.

IN WITNESS WHEREOF, The said party of the first part has here to set his hand and seal the day and
year first above written.

Signed, sealed and delivered
in the presence of:

PINE RIDGE ESTATES BY CITRUS HILLS,
a Florida General Partnership

James L. Merck
James L. Merck
James L. Merck
James L. Merck

BY:

Scott Stephens

SCOTT STEPHENS Atty-in-Fact

BY:

John Pastor

JOHN PASTOR Atty-in-Fact

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid in the
County aforesaid to take acknowledgements, personally appeared SCOTT STEPHENS and JOHN PASTOR,
Attorneys in Fact for SAMUELA. TAMPOSI and GERALD Q. NASH, General Partners of Pine Ridge Estates By
Citrus Hills, a Florida general partnership, to me known to be the persons described in and who executed the
foregoing instrument and they acknowledge before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of
February, 19 91.

James L. Merck

Notary Public
State of Florida at Large

My Commission Expires:

Prepared by:
CARLA A. BERTOCH, ESQ.
537 East Park Avenue
Tallahassee, FL 32301

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: AUG. 7, 1994.
BORNED THRU NOTARY PUBLIC UNDERWRITERS.

WD/PNER

FILE NO. 91-13306

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File # m1-3287