

Rec 6.00
S/S 280.00

CRYSTAL RIVER TITLE COMPANY, INC.

THIS WARRANTY DEED, Made this 29th day of JANUARY, A. D. 19 93

between GEREMIA V. DEFILIPPO, a single man
16 PLAZA STREET, BEVERLY HILLS, FLORIDA 34465 hereinafter

called the Grantor, and PETER SCOTT DECANDIA, a single man AND
MELISSA ANN NELSON, a single woman

whose mailing address is: 8 PENNSYLVANIA STREET, BEVERLY HILLS
FLORIDA 34465
hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Citrus and State of Florida, to wit:

LOT 4, BLOCK 156, BEVERLY HILLS UNIT NUMBER SIX, SECTION 2 according to the plat thereof, recorded in Plat Book 11, pages 132 through 134, public records of Citrus County, Florida.

SUBJECT to easements and restrictions of record.

93 FEB 2 PM 1 00
VERIFIED BY:
D. D.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
DETT STAMFLER, CLERK

749048

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 said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1993 and subsequent. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) TERRY A. DEROCHA (Seal)
(Wit.) GEREMIA V. DEFILIPPO (Seal)
(Wit.) JOYCE CHRISTIANSEN (Seal)
(Wit.) JOYCE CHRISTIANSEN (Seal)

State of Florida
County of Citrus

I HEREBY CERTIFY, That on this 29th day of JANUARY, A. D., 19 93 before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared GEREMIA V. DEFILIPPO, a single man WHO PRODUCED A VALID FLA. DRIVER'S LICENSE AS IDENTIFICATION.

to me known to be the person described in and who executed the foregoing conveyance and acknowledged before me that he executed the same.

WHO DID NOT TAKE AN OATH.
WITNESS My signature and official seal in the County and State last aforesaid.

JOYCE CHRISTIANSEN
JOYCE CHRISTIANSEN, Notary Public
My Commission Expires: MY COMMISSION EXP SEPT. 24, 1993
BONDED THRU GENERAL INS. UND.
AA 709053

This Instrument was prepared by:
JACK GEISINGER, of Crystal River Title Company, Inc. Post Office Box 1437 Crystal River, FL 32629 incident to the issuance of a title insurance policy.
RETURN TO: Crystal River Title Co., Inc.
File # B92-43223
PARCEL NO. 118518E 0062
015600040
PUBLIC
(Affix Notary Seal above)

BK0969PG0445
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
FEB-2-93
280.00