



2005047649 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$10 00
DOCUMENTARY TAX \$266 00
2005047649 BK: 1862 PG: 834
06/01/2005 03:39 PM 1 PG
JPARRISH, DC Receipt #028244

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Amanda Oliver

Southern Sun Title Company

8110 S. Suncoast Blvd.

Homosassa, Florida 34446

05044100

Property Appraisers Parcel Identification (Folio) Numbers:

20-17S-17E-0210-00140-0420 / Alternate Key No : 1983436

Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 25 day of May, A.D. 2005 by Cecil J. Edwards and Chris O. Edwards, husband and wife, herein called the grantors, to Louis Carvalho and Lori Carvalho, husband and wife whose post office address is

hereinafter called the Grantees: 870 Maple St. Unit 3 Fall River, MA 02720

(Wherever used herein the terms "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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10 00) Dollars 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, State of Florida, viz:

Lot 42, Block 14, CRYSTAL MANOR, UNIT NO. 1, according to the plat thereof recorded in Plat Book 8, Pages 82 through 92, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

Grantor(s) hereby warrant(s) and certify(ies) that the above described property is vacant land.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2004.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Sandra D. Mason

Witness #1 Signature

Sandra D. Mason

Witness #1 Printed Name

Tonda B. Rogers

Witness #2 Signature

Tonda B. Rogers

Witness #2 Printed Name

STATE OF SC
COUNTY OF

Cecil J. Edwards L.S.

Cecil J. Edwards

2078 Edwards Lake Rd., Greer, SC 29651

Chris O. Edwards L.S.

Chris O. Edwards

2078 Edwards Lake Rd., Greer, SC 29651

The foregoing instrument was acknowledged before me this 25 day of May, 2005 by J. Edwards and Chris O. Edwards, husband and wife who are personally known to me or have produced FIA Dr. Lic. as identification

SEAL

My Commission Expires:

Ann B. Rainey
Notary Signature
ANN B. RAINEY
COMMISSION EXPIRES
JANUARY 10, 2006