

Prepared by and return to:
Kathy Engwer
Southern Sun Title Company, Inc.
7121 W. International Court
Homosassa, FL 34446
File No: 96-06-3779
Folio #20-18S-20E-0020 0130

This Warranty Deed Made and executed the 19 day of July A.D. 1996 by
Sugarmill Woods Communities, Inc. a Florida corporation, f/k/a Lehigh Land &
Investment, Inc., a Florida corporation, and having its principal place of
business at 96 Cypress Blvd, W. Homosassa, FL 34446
hereinafter called the grantor, to Sweetwater Homes of Citrus, Inc. a Florida corporation

a corporation existing under the laws of the State of Florida, with its permanent postoffice
address at 8016 S. Suncoast Blvd, Homosassa, FL 34446
hereinafter called the grantee:

(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 grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in CITRUS
County, Florida, viz:

Lot 13, THE HAMMOCKS OF SUGARMILL WOODS, A REPLAT, according to the map of
plat thereof as recorded in Plat Book 14, Pages 6 through 9 inclusive,
of the Public Records of Citrus County, Florida.

Documentary Tax Paid
\$ 98.00
Intangible Tax Paid
\$ 0
Betty Striller,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

JUL 24 PM 1 06

FILED
CITRUS COUNTY, FLORIDA
BETTY STRILLER, CLERK

916449

SUBJECT to easements and restrictions of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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 and assessments for the year 1996
and subsequent years.

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST: _____ Sugarmill Woods Communities, Inc.

Secretary

Signed, sealed and delivered in the presence of:

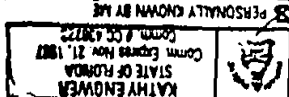
1. Kathy Engwer
Kathy Engwer
2. Danielle Panaccione
Danielle Panaccione
STATE OF Florida
COUNTY OF CITRUS

By: Ronald A. Price
Ronald A. Price vice-President

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared Ronald A. Price, vice President

well known to me to be the President and _____ respectively of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of July, A.D. 1996
and is personally known to me. The following identification:



Kathy Engwer
NOTARY: Kathy Engwer
name typed or printed

RECORDERS NOTE:

The legibility of writing, typing or printing
unsatisfactory in this document when received.

BK1142PG1106