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This Document Prepared By and
Return to:
Steven H.L. Bowman, Esq.
103 N. Apopka Avenue
Inverness, Florida 34450

Property Appraiser's Parcel ID #:
11-18S-18E-0020-00230-270
Grantee's Social Security #
[REDACTED]

Documentary Tax Paid
\$ 170
Intangible Tax Paid
\$ 0
Betty Striffler,
Clerk of Circuit Court,
Citrus County, Florida
D.C.

VERIFIED BY:
[Signature]
D.C.

1082597

FILED & RECORDED
CITRUS COUNTY FLORIDA
BETTY STRIFFLER, CLERK

WARRANTY DEED

THIS WARRANTY DEED, Made this 13th day of July, 1999, by ELIZABETH F. BURNS, hereinafter called the Grantor, to ELIZABETH BURNS, Trustee or her successors in trust, under the Elizabeth Burns Living Trust Agreement dated July 13, 1999 and any amendments thereto, whose post office address is 27 N. Filmore Street, Beverly Hills, Florida 34465, hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of \$10.00 and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Citrus County, Florida, viz:

Lot 27 in Block 23 of BEVERLY HILLS, UNIT NO. 2, according to the plat thereof as recorded in Plat Book 4, Pages 96, 97 and 98, public records of Citrus County, Florida. SUBJECT to Restrictions, reservations and easements of record

FULL POWER AND AUTHORITY is granted by this Deed to said Trustee or her successors to protect, sell, lease, improve, convey either with or without consideration, to mortgage, pledge or otherwise encumber said property, and to manage and dispose of any part of it.

SUBJECT TO the terms of the Elizabeth Burns Living Trust Agreement dated July 13, 1999.

Previous tenant by the entirety owner, JAMES P. BURNS died on November 10, 1998.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants 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, 1998.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
JULIE A. RAYMOND

[Signature]
GAYLE J. RAMESH

[Signature]
ELIZABETH F. BURNS
27 N. Filmore Street
Beverly Hills, Florida 34465

BK 1315 PG 137


1999 JUL 15 AM 8:45

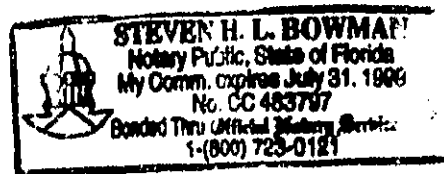
NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF CITRUS

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared ELIZABETH F. BURNS, personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 13th day of July, 1999.


STEVEN H.L. BOWMAN
NOTARY PUBLIC
State of Florida at Large
My Commission Expires



BK 1315PG 138
1999 JUL 15 AM 8:45