

General Warranty Deed

Made this January 26, 2001 A.D. By Egil S. Kvam and Tytti Kvam, his wife, whose post office address is: 694 Springdale Circle, Palm Springs, FL 33461, hereinafter called the grantor, to Eloy L. Nunez and Maria E. Nunez, his wife, whose post office address is: 14402 SW 144th Ct., Miami FL 33186, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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, Florida, viz:

Lot 20, Block 1, CLEARVIEW ESTATES, according to plat thereof recorded in Plat Book 13, pages 57 through 61 inclusive, public records of Citrus County, Florida.

Parcel ID Number: 33 18S 19E 0010 00010 0200

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 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; that the grantor hereby fully 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, 1999.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature of Jane Limberg]
Witness Printed Name JANE LIMBERG

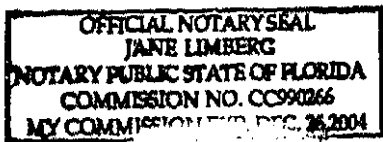
[Signature of Egil S. Kvam] (Seal)
Egil S. Kvam
Address: 694 Springdale Circle
Palm Springs, FL 33461

[Signature of Patsy Ramsey]
Witness Printed Name Patsy Ramsey

[Signature of Tytti Kvam] (Seal)
Tytti Kvam
Address: 694 Springdale Circle, Palm Springs, FL 33461

State of FLORIDA
County of PALM BEACH

The foregoing instrument was acknowledged before me this January 22, 2001, by Egil S. Kvam and Tytti Kvam, his wife, who is/are personally known to me or who has produced KNOWN as identification



[Signature of Jane Limberg]
Notary Public
Print Name: JANE LIMBERG
My Commission Expires: 12-26-04

Prepared by: Manatee Title Company, Inc.
Jayne M. Frederick
2464 N. Essex Avenue
Hernando, FL 34442
M 01-38

Documentary Tax paid \$ 157.50
Intangible Tax paid \$ 0
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: [Signature] D.C.

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK
1172634
VERIFIED BY:
[Signature] D.C.

BK 1405 PG 1491
2001 JA 31 PH 12:20