

1210064

VERIFIED BY:

AK D.C.

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Tracy L. Zarro

Southern Sun Title Company

8110 S. Suncoast Blvd.

Homosassa, Florida 34446

01077613

Property Appraisers Parcel Identification (Folio) Numbers:

13-20S-18E-0010-01100-0080 / Alternate Key No.: 1559006

Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 24th day of July, A.D. 2001 by Coastal Southwest Properties, Inc., a Florida corporation, herein called the grantor, to Larry L. Tate and Barbara J. Tate, husband and wife whose post office address is 11 BYRSONIMA CT. W, HOMOSASSA, FL 34446 hereinafter called the Grantees:

(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 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 8, Block B-110, CYPRESS VILLAGE, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2001 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 grantor hereby covenants with said grantees 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, 2000.

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:

Coastal Southwest Properties, Inc., a Florida corporation

BY: Robert N. McQueen L.S.

Robert N. McQueen, President

1625 W. Marion Ave., Suite 6, Punta Gorda, FL 33950

Margie M. Lavine
Witness #1 Signature

MARGIE M. LAVINE
Witness #1 Printed Name

Noreen Lundberg
Witness #2 Signature

Noreen Lundberg
Witness #2 Printed Name

Documentary Tax paid \$ 24.50

Intangible Tax paid \$ 0

Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida

By: SK D.C.

STATE OF FLORIDA
COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 24th day of July, 2001 by Robert N. McQueen, President of Coastal Southwest Properties, Inc., a Florida corporation on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

SEAL

MARGIE M. LAVINE
Notary Public, State of Florida
My comm. exp. May 21, 2005
Comm. No. DD 020572

Margie M. Lavine
Notary Signature

MARGIE M. LAVINE
Printed Notary Signature

My Commission Expires: 5/21/05

BK 144, 9PG 04, 19

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