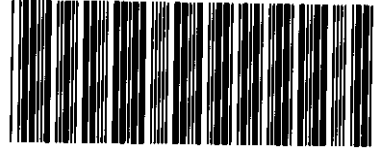


Rec 1050
5/5 17/50



2003028153 2 PGS

Prepared by and Return to:
Jacqueline Armstrong, an employee of
First American Title Insurance Company D/B/A Crystal River Title
213 Courthouse Square
Inverness, Florida 34450
(352) 726-8003

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
DOCUMENTARY TAX: \$171.50
2003028153 BK: 1600 PG: 552-553
05/13/2003 12:04 PM 2 PGS
TWHITE, DC Receipt #016705

File No.: 1091-229209

WARRANTY DEED

This indenture made on 12th day of May, 2003 A.D., by

Arbor Lakes Partnership, a Florida General Partnership

whose address is: 4215 N. Lake Vista Trail, Hernando, FL 34442
hereinafter called the "grantor", to

Peter F. Loe and Nancy E. Loe, husband and wife

whose address is: 4600 Courtney Lee Court, Orlando, FL 32812
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation of individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 24, Block N of ARBOR LAKES -- UNIT I, according to the Plat thereof as recorded in Plat Book 15, Page 75, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **14-18S19E0140-000N0-0230**

Subject to covenants, conditions, restrictions and easements of record and taxes for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2002.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

Jackie Armstrong
Witness Signature

Print Name: Jackie Armstrong

Joya Steed
Witness Signature

Print Name: Joya Steed

Arbor Lakes Partnership, A Florida General Partnership (Corporate Seal)

By: Marvin T. Chancey, Jr.
Marvin T. Chancey, Jr., President of Arbor Lakes Development Corporation, A Florida Corporation
General Partner

State of FL

County of Citrus

Sworn To, Subscribed and Acknowledged before me on 8th day of May, 2003, by **Marvin T. Chancey, Jr., as President for Arbor Lakes Development Corporation, A Florida Corporation, General Partner of Arbor Lakes Partnership, A Florida General Partnership** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Jacqueline P. Armstrong
NOTARY PUBLIC

Printed Name of Notary
My Commission Expires: _____

