

RECORD AN

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Brenda L. Buta

Citrus Land Title

4065 N. Lecanto Hwy Suite 800

Beverly Hills, Florida 34465

Property Appraisers Parcel Identification (Folio) Numbers: 33 18S 18E 0010 0010

Grantee SS #: and

File #03B01963



2003040824 1 PG

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 3rd day of July, 2003 by Merry A. Borromeo, herein called the grantor, to DLW Properties, LLC, a Florida Limited Liability Company whose post office address is 1222 Mariner Blvd., Spring Hill, FL. 34609, 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 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 1, **ALLEN RIDGE PROFESSIONAL VILLAGE**, according to the plat thereof recorded in Plat Book 14, pages 60 and 61, of the Public Records of Citrus County, Florida.

Grantor(s) hereby warrants and certifies that the herein described property does not constitute as their homestead property nor is contiguous to her homestead property.

**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, 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, 2001.

**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]  
Witness #1 Signature  
Brenda L. Buta  
Witness #1 Printed Name

[Signature] L.S.  
Merry A. Borromeo  
2653 N. Lecanto Highway, Lecanto, FL 34461

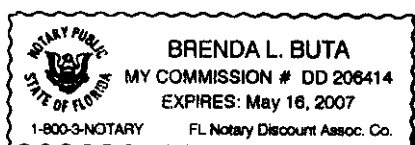
OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$5.00  
DOCUMENTARY TAX: \$406.00  
# 2003040824 BK: 1618 PG: 1215-1215  
07/09/2003 04:29 PM 1 PG  
JRICCI,DC Receipt #023775

[Signature]  
Witness #2 Signature  
Laura Fuller  
Witness #2 Printed Name

STATE OF Florida  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 3rd day of July, 2003 by Merry A. Borromeo who is personally known to me or has produced drivers' license as identification

SEAL



[Signature]  
Notary Public  
Brenda L. Buta  
Printed Notary Name

My Commission Expires:

Return to Citrus Land  
Title, Inc.

File # 03B-01963