

2004021267 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Nickie Brown

Southern Sun Title Company

8110 S. Suncoast Blvd.

Homosassa, Florida 34446

04020844

Property Appraisers Parcel Identification (Folio) Numbers:

13-20S-18E-0010-00130-0120 / Alternate Key No.: 1533881

Grantee SS #:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$6.00
DOCUMENTARY TAX: \$98.00
2004021267 BK:1704 PG:1126-1126
04/02/2004 11:14 AM 1 PG
JRICCI,DC Receipt #013445

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18 day of March, A.D. 2004 by George E. Zakel and Hazel F. Zakel, husband and wife, herein called the grantors, to John Abbott whose post office address is hereinafter called the Grantee: P.O. Box 1744 Marco Island, FL 34146

(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 grantors, 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 12, Block B-13, 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 2003 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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2003.

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

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 Signature

Nickie Brown

Witness #1 Printed Name

[Signature]

Witness #2 Signature

Amanda Omer

Witness #2 Printed Name

George E. Zakel L.S.

George E. Zakel

1535 Corydon Ave., Spring Hill, FL 34609

Hazel F. Zakel L.S.

Hazel F. Zakel

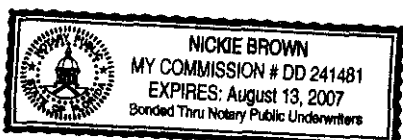
1535 Corydon Ave., Spring Hill, FL 34609

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 18 day of March, 2004 by George E. Zakel and Hazel F. Zakel, husband and wife who are personally known to me or have produced F.L. D.L. as identification.

SEAL

My Commission Expires:



[Signature]

Notary Signature

Printed Notary Signature