

WARRANTY DEED



THIS WARRANTY DEED, made the 26th day of April 2004 by Mike Alford c/k/a Michael Alford, a single person Whose post office address is: 26350 SEIDEL ST., BROOKSVILLE, FL 34601 herein called the Grantor, to Michael Alford, a single person whose post office address is: 26350 SEIDEL ST., BROOKSVILLE, FL 34601 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 remise, releases, conveys and confirms unto the Grantees, their successors and assigns, in trust forever, all right title and interest of the Grantors, either in law or in equity, including full power and authority to protect, conserve and sell, or to lease, or to encumber, or to otherwise manage and dispose of both the legal and beneficial interest in the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS A CORRECTIVE DEED given to correct that certain deed dated January 16, 2004, recorded in OR Book 1681, Page 1992-1924, said records, wherein Grantee's name was incorrectly spelled

And said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

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, 2003.

Signed, sealed and delivered in the presence of:

[Signature of Witness #1]
Witness #1 Signature

Witness #1 Printed Name

[Signature of Mike Alford]
Mike Alford c/k/a Michael Alford

L.S.

[Signature of Witness #2]
Witness #2 Signature

Witness #2 Printed Name

L.S.

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$15.00
DOCUMENTARY TAX: \$0.70
# 2004030454 BK:1717 PG:64-66
05/07/2004 08:31 AM 3 PGS
JRICC1,DC Receipt #019363

STATE OF FL  
COUNTY OF

Hernando

The foregoing instrument was acknowledged before me this 23rd day of April, 2004  
by Michael Alford who is personally known to me or has produced  
a D/C as identification

STAMP OR SEAL

Leigh Heckman  
Notary Public

(P)

This instrument was prepared by and return to:  
Southeast Title Insurance of the Suncoast, Inc.  
2190 Mariner Blvd., Spring Hill, FL 34609  
File No. 0403149

Leigh Heckman



File No. 0403129

**Exhibit "A"**

**Commence at the NE corner of the North 1/2 of the South 1/2 of the NE 1/4 of Section 24, Township 20 South, Range 19 East; thence along the North line of the North 1/2 of the South 1/2 of the NE 1/4, S.89°46'05"W., 2225.96 feet to the Point of Beginning; thence S.0°13'45"W., 150.00 feet; thence S.89°46'05"W., 365.78 feet; thence along the Easterly right-of-way of County Road No. C-581, N.0°13'45"E., 150.00 feet; thence N.89°46'05"E., 365.78 feet to the Point of Beginning. The South 25 feet being subject to an easement.**

**All lying in Citrus County, Florida.**