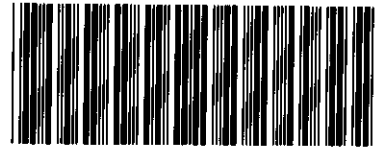


This instrument prepared by:  
Name: **Bill Hudson**  
Land Title Insurance of Citrus County, Inc.  
Address: **P.O. Box 2049**  
**Homosassa Springs, Fl. 34447**  
Return to: **Land Title Insurance of Citrus County, Inc.**  
**FILE NO. LT-24996**  
Address: **P.O. Box 2049**  
**Homosassa Springs, Fl. 34447**  
Property Appraisers Parcel Identification Number(s):  
**R21 20S 18E 0010000E00020**  
Grantee(s) S.S #'s:



2004033397 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$6.00  
DOCUMENTARY TAX: \$108.50  
# 2004033397 BK:1721 PG:335-335  
05/18/2004 03:39 PM 1 PG  
KCCR,DC Receipt #021306

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 18th day of May, 2004 by **Stephen E. Hastings and Norah J. Hastings, husband and wife** whose street address is **7 Pinewood Green, Homosassa, FL 34446**, hereinafter called the grantor, to **Jason B. Wainwright** whose street address is **1485 S. Suncoast Blvd., Homosassa, FL 34448** 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 \$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, State of **FL**, is:

**Lot 2, Block "E", SUNNY FARMS ESTATES, according to the map or plat thereof as recorded in Plat Book 3, page 36, Public Records of Citrus County, Florida.**

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with the 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<sup>st</sup>, 2003. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

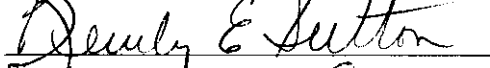
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_

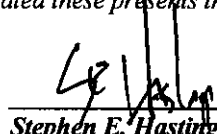
Signature  
**William S. Appson**  
\_\_\_\_\_

Printed Signature

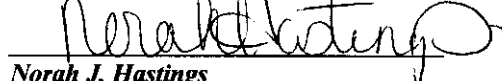
  
\_\_\_\_\_

Signature  
**BEVERLY E. SUTTON**  
\_\_\_\_\_

Printed Signature

  
\_\_\_\_\_

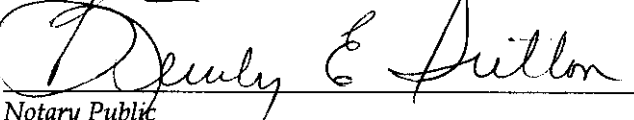
Signature  
**Stephen E. Hastings**  
\_\_\_\_\_

  
\_\_\_\_\_

Signature  
**Norah J. Hastings**  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 18th day of May, 2004 by **Stephen E. Hastings and Norah J. Hastings, husband and wife**, who is personally known to me or who produced FL DLs as identification and who did/did not take an oath.

  
\_\_\_\_\_

Notary Public

My Commission Expires:

[seal]



**BEVERLY E. SUTTON**  
Notary Public, State of Florida  
My Comm. Exp May 19, 2006  
Comm. No. CC 738415