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Prepared by and return to:
Coco Title Company - PATRICIA L. BOYCHUK
2300 Palm Beach Lakes Blvd. Suite 305
West Palm Beach, FL 33409
561-686-1144
File Number: 04-127
Will Call No.:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$6.00
DOCUMENTARY TAX: \$56.00
2004036147 BK: 1725 PG: 299-299
05/27/2004 02:20 PM 1 PG
T-KIRBY, DC Receipt #023054

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Warranty Deed

This Warranty Deed made this 10th day of May, 2004 between Sherri Goodrich, a single woman whose post office address is 5696 Island Avenue, Seminole, FL, grantor, and P&P Family Enterprise, Inc., a Florida Corporation whose post office address is 8983 Okeechobee Boulevard, Suite 202 PMB 167, West Palm Beach, FL 33411, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida to-wit:

Lot 1, Block 40, CRYSTAL MANOR UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 8, Page(s) 112 through 134, inclusive, Public Records of Citrus County, Florida.

Parcel Identification Number: 2017S17E-0220-00400-0010

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; 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 31, 2003.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: LOUIS B. MARTIN
[Signature]
Witness Name: JAMES S. HALL

[Signature] (Seal)
Sherri Goodrich

State of Florida
County of PINELLAS

The foregoing instrument was acknowledged before me this 10th day of May, 2004 by Sherri Goodrich, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: CAROL E. HUMPHRIES
My Commission Expires: 10-24-07

