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DNC 135240

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: **18 18S 19E 0110 00510 0290**
Grantees SS #s: and
File #**04B02926**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORPORATE WARRANTY DEED, made the 8th day of **June, 2004** by **Sanderson Bay Fine Homes, LLC, a Florida Limited Liability Company**, herein called the grantor, to **James F. O'Connor and Patricia A. O'Connor, husband and wife** whose post office address is 860 W Olympia Street, Hernando, FL 34442, hereinafter called the Grantees:

(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 29, Block 51, CITRUS HILLS FIRST ADDITION, according to Plat thereof as recorded in Plat Book 9, Pages 73 through 83, inclusive, Public Records of Citrus County, Florida.

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 grantees 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.

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:

Sanderson Bay Fine Homes, LLC, a Florida Limited Liability Company

Charles N. Sanders, Managing Member

1940 N. Prospect Ave., Lecanto, FL 34461-9792

Witness #1 Signature
Brenda L. Buta

Witness #1 Printed Name

Witness #2 Signature
Laura Fuller

Witness #2 Printed Name

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$1,352.40
2004039750 BK:1730 PG:155-155
06/10/2004 09:49 AM 1 PG
KCCR,DC Receipt #023149

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 8th day of **June, 2004** by **Charles N. Sanders, Managing Member of Sanderson Bay Fine Homes, LLC, a Florida Limited Liability Company** on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

SEAL

Notary Signature
Brenda L. Buta

Printed Name of Notary

My Commission Expires:

