

This Instrument Prepared by and Record and Return to:

Sylvain R. Robitaille
FIRST TITLE COMPANY, INC.
948 N. Suncoast Blvd.
Crystal River, Florida 34429
File #: 05S00690



OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$17.50
2004041724 BK: 1732 PG: 1626-1627
06/18/2004 11:18 AM 2 PGS
CSMART, DC Receipt #026556

Reset

Property Appraisers Parcel Identification (Folio) Numbers:
18E17S100180102000080

Alternate Key #: 1417074

Grantee SS #s:

This Instrument is prepared in connection with the issuance of a Title Insurance Policy.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the _____ day of _____, A.D. 2004 between

James W. Skulsky and Linda L. Skulsky, his wife

herein called the grantors, and

VanNess Properties, Inc.

whose post office address is: 5034 N. Lecanto Hwy, Beverly Hills FL 34405
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 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 is/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, 2002, subject to easements, restrictions, and/or reservations of Records.

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:

Robert W. Miller

Robert W. Miller

Printed Signature

DWAYNE M. BROWN D.D.S.

DWAYNE M. BROWN D.D.S.

Printed Signature

James W. Skulsky

2072 Farm Way, Middleburg, FL 32068-6796

L.S.

Linda L. Skulsky

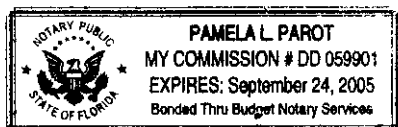
2072 Farm Way, Middleburg, FL 32068-6796

L.S.

STATE OF Fla.
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 6th day of June, 2004 by **James W. Skulsky and Linda L. Skulsky, his wife** who is/are personally known to me or have produced _____ as identification and did (did not) take an oath.

SEAL



Pamela L. Parot

Notary Signature

Pamela L. PAROT

Printed Notary Signature

My Commission Expires:

****Darkened area on document not produced by Clerk.****

EXHIBIT "A"

Lot 8, in Block 1020 of Citrus Springs Unit 18, according to the map or plat thereof as recorded in Plat Book 7, Pages 34 through 36, Public Records of Citrus County, Florida.