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:
**13 19S 17E 0030 0400**
File #04B03638

2004048661 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: $10.00
DOCUMENTARY TAX: $350.00
# 2004048661 BK:1741 PG:1915-1915
07/13/2004 10:17 AM 1 PG
ATYRE,DC Receipt #030850

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED,** made the 2nd day of **July, 2004** by **Lahoma H. Coppins, an unremarried widow**, herein called the grantor, to **Lloyd Wayne Coppins and Marian Louise DiMichele Coppins, husband and wife** whose post office address is 30052 Hickory Dr., Mechanicsville, MD 20659, 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)*

**W I T N E S S E T H:** 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 40, WHISPERING WOODS, according to Plat thereof as recorded in Plat Book 11, pages 85 and 86, Public Records of Citrus County, Florida.**

**TOGETHER with a 1981 GUERDON Double-wide Mobile Home ID#'s GD0CFL50807451A and GD0CFL50807451B and Title#'s 19290674 and 19290675.**

**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:

Witness #1 Signature
Brenda L. Buta
Witness #1 Printed Name

Witness #2 Signature
Laura Fuller
Witness #2 Printed Name

Lahoma H. Coppins **L.S.**
**Lahoma H. Coppins**
1917 S. Whitehurst Ave., Homosassa, FL 34448

**STATE OF** FLorida
**COUNTY OF** Citrus

The foregoing instrument was acknowledged before me this 2nd day of **July, 2004** by **Lahoma H. Coppins, an unremarried widow** who is personally known to me or has produced drivers' licenses as identification.

**SEAL**

BRENDA L. BUTA
MY COMMISSION # DD 206414
EXPIRES: May 16, 2007
1-800-NOTARY FL Notary Discount Assoc. Co.

Notary Public
Brenda L. Buta
Printed Notary Name

My Commission Expires: