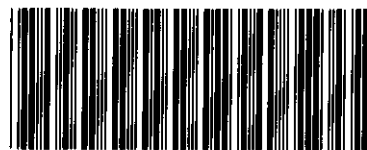


18.50  
- 70  
19.20  
Prepared By & Return To:

TBENTLEY  
STEWART TITLE OF PINELLAS  
20757 W. PENNSYLVANIA AVENUE  
DUNNELLON, FLORIDA 34431  
PHONE: 352-465-3440  
04158279,



2004048671 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$19.50  
DOCUMENTARY TAX: \$0.70  
# 2004048671 BK: 1741 PG: 1958-1959  
07/13/2004 10:26 AM 2 PGS  
WHITE, DC Receipt #030859

## WARRANTY DEED

This Indenture, Made this // day of MAY 2004, Between

JOHN W. WRIGHT, JR. AS TRUSTEE OF THE TRUST AGREEMENT BY CYNTHIA G. WRIGHT FBO CYNTHIA G. WRIGHT DATED AUGUST 14, 1989

grantor\*, whose mailing address is 7210 WINDY RUSH ROAD, CHARLOTTE, NC 28226  
and JOSEPH S. ALKIRE and JEWELL A. ALKIRE, husband and wife

grantee\*, whose mailing address is 6950 RIVERBEND ROAD W, DUNNELLON, FL 34433

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth**, That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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:

SEE EXHIBIT "A" ATTACHED HERETO

BEING KNOWN AS PARCEL NO. 17 17 01 3A000 0030

THIS IS A CORRECTIVE DEED GIVEN TO CORRECT THOSE CERTAIN DEEDS RECORDED IN O.R. BOOK 556, PAGE 1022, AND RE-FILED IN O.R. BOOK 703, PAGE 65, TO SHOW AND/OR GIVE PROPER CONVEYANCE FROM THE GRANTOR(S). (JOHN W. WRIGHT, SR. AND CYNTHIA G. WRIGHT, HIS WIFE ARE BOTH DECEASED. PROBATE DOCUMENTS ARE FILED WITH CITRUS COUNTY, CASE NO. 2004-CP-570)

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR NAMED HEREIN. SAID PROEPRTY IS IN FACT VACANT LAND

Subject to easements, restrictions and reservations of record.

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 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 for the year 2004 and subsequent years.

**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:

Witness Signature:

Witness Printed Name:

Witness Signature:

Witness Printed Name:

Witness Signature:

Witness Printed Name:

Witness Signature:

Witness Printed Name:

STATE OF North Carolina

COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me this

11th day of May 2004 by

JOHN W. WRIGHT, JR. AS TRUSTEE OF THE TRUST AGREEMENT BY CYNTHIA G. WRIGHT FBO CYNTHIA G. WRIGHT DATED AUGUST 14, 1989

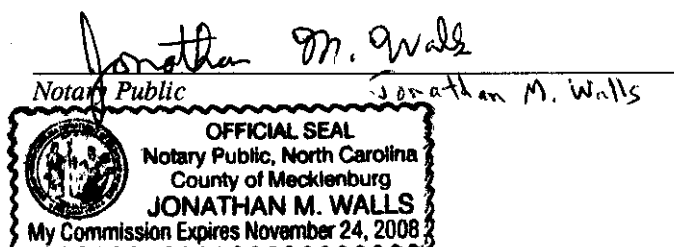
who produced

NC DR. LICENSE

as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of May 2004

My commission expires: November 24 2008.  
(Notarial Seal)



## EXHIBIT "A"

Lot 3, of an unrecorded subdivision further described as follows:  
Commence at the intersection of the West line of Section 1, Township 17 South, Range 17 East, and the South right-of-way line of Sunset Trail, as shown on the Plat of River Bend Unit No. 3, as recorded in Plat Book 2, page 89, Public Records of Citrus County, Florida, thence S 1°14'32" E along said West line a distance of 392.27 feet; thence N 89°04'50" E 224 feet to the Point of Beginning, thence continue N 89°04'50" E 112 feet; thence N 1°14'32" W parallel to said West line a distance of 404.09 feet to a point on said right-of-way line, said point also being on a curve, concaved Southerly, having a central angle of 25°24' and a radius of 523.59 feet, thence Westerly along the arc of said curve and along said right-of-way line a distance of 59.85 feet to the P.T. of said curve (chord bearing and distance between said points being S 89°45'30" W 59.82 feet); thence S 86°29' W along said right-of-way line a distance of 52.22 feet, thence S 1°14'32" E parallel to said West line a distance of 402.43 feet to the Point of Beginning.