

This instrument Prepared by and Record and Return to:

SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC.

669 NE Hwy 19

CRYSTAL RIVER, FLORIDA, 34429

File #: 06C15035

Property Appraisers Parcel Identification (Folio) Numbers:

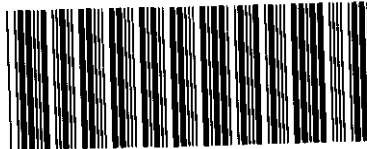
2-18S-17E-10000

Alternate Key #: 2899829

Grantee SS #:

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

SPACE ABOVE THIS LINE FOR RECORDING DATA



2004048903 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$129.50
2004048903 BK:1742 PG:319-320
07/13/2004 03:37 PM 2 PGS
ATYRE, DC Receipt #031017

WARRANTY DEED

THIS WARRANTY DEED, made the 29 day of June, A.D. 2004, between

I-G Sarasota, Inc.

herein called the grantor, and

Stephen Howard Moat and Jody Lynn Moat, husband and wife

whose post office address is: 1317 N. V St. #29, Lompoc, CA 93436

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 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, alienes, 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

Grantor hereby warrants and certifies that the herein described property is not its homestead property nor contiguous to its homestead property.
The grantor herein certifies that the herein described property is vacant land.

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

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 Signature

Printed Signature

Witness Signature

Printed Signature

I-G Sarasota, Inc.

L.S.

Ian Neil Irwin Vice President

3060 SHOREWOOD DRIVE

P.O. Box 429, St. Petersburg, FL 33781

STATE OF Florida
COUNTY OF PinellasThe foregoing instrument was acknowledged before me this 29th day of June, 2004 by Ian Neil Irwin of I-G Sarasota, Inc. on behalf of the corporation. He/she is personally known to me as he produced as Identification and did (did not) take an oath.

SEAL

Notary Signature

Printed Notary Signature

My Commission Expires:



Julie K Goodger

My Commission DD133800

Expires August 27 2008

Poor Original Quality

EXHIBIT "A"

Lot 7 of an unrecorded subdivision lying in the NE 1/4 of Section 2, Township 18 South, Range 17 East, more particularly described as follows:

The SE 1/4 of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 2, Township 18 South, Range 17 East, the East 50 feet subject to a road easement.

Together with an easement for ingress and egress as described in Official Record Book 1416, Page 562, Public Records of Citrus County, Florida.

Our File No. 00C16035

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