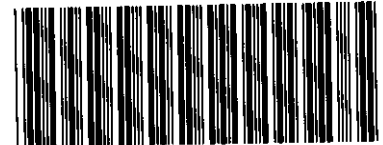


Prepared by
Sunny Levins, an employee of
First American Title Insurance Company D/B/A Crystal River Title
9030 West Fort Island Trail, Suite 4
Crystal River, Florida 34429
(352) 795-3535

Return to: Grantee

File No.: 1087-551911

WARRANTY DEED



2004049983 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$84.00
2004049983 BK: 1743 PG: 991-992
07/16/2004 10:19 AM 2 PGS
CSMART, DC Receipt #031716

Made this July 8TH, of 2004 by and between

William A. Rossiter and Doris E. Rossiter, husband and wife

whose address is: **7511 E. Roosevelt Rd., Holton, MI 49425**
hereinafter called the "grantor", to

Vanness Properties, Inc., a Florida Corporation

whose post office address is: **5634 N. Lecanto Hwy, Beverly Hills, FL**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lots 7, 8 and 12, Block 276 of CITRUS SPRINGS UNIT 3, according to the Plat thereof as recorded in Plat Book 5, Page(s) 116 through 129, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **1260868**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; that the grantor hereby fully 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 31st of 2003.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

William A. Rossiter
William A. Rossiter

Doris E. Rossiter
Doris E. Rossiter

Signed, sealed and delivered in the presence of these witnesses:

Ronald Stitt
Witness Signature

Print Name: RONALD STITT

James Ray Jones
Witness Signature

Print Name: JAMES RAY JONES

State of Michigan

County of Muskegon

The Foregoing Instrument was Acknowledged before me on 7-8-04, by **William A. Rossiter and Doris E. Rossiter, husband and wife** who is/are personally known to me or who has/have produced drivers license as identification.

Karrie Ann Deater
NOTARY PUBLIC Acting in Muskegon County

KARRIE ANN DEATER
Notary Public, Newaygo County, MI
My Commission Expires 07/11/08

KARRIE ANN DEATER
Notary Print Name
My Commission Expires: 7-11-08