

Prepared by
Arsula Olbek, 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.: 1087-567815



2004057269 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$283.50
2004057269 BK:1752 PG:1788-1789
08/11/2004 08:46 AM 2 PGS
CSMART,DC Receipt #036256

WARRANTY DEED

Made this July 30, of 2004 by and between

Maria Ignacio

whose address is: **1414 Magoma Rd, N. Brunswick, NY 08902**
hereinafter called the "grantor", to

Marester Barrientos

whose post office address is: **17 Buttercup Drive, Blauvelt, NY 10913**
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:

Lot 5, Block 14 of CLEARVIEW ESTATES SECOND EDITION, according to the Plat thereof as recorded in Plat Book 15, Page(s) 3 through 12, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **2840889**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

Maria Ignacio
Maria Ignacio

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

[Signature]
Witness Signature

Print Name: ELEANOR A. JIMENEZ

NBS
Witness Signature

Print Name: NABIL CHOUERI

State of NEW JERSEY

County of MIDDLESEX

The Foregoing Instrument was Acknowledged before me on JULY 30, 2004, by Maria Ignacio who is/are personally known to me or who has/have produced DRIVER LICENSE as identification.

NBS
NOTARY PUBLIC

NABIL CHOUERI
Notary Print Name NOTARY PUBLIC OF NEW JERSEY
My Commission Expires November 17, 2005