

RC 1000  
3577100

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:

**10 17S 18E 0010 00570 0120**

File #04B03685



2004058773 1 PG

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 10<sup>th</sup> day of **August, 2004** by **Gertrude Rogers**, herein called the grantor, to **Ramon Fernandez-Acuna and Isabel Fernandez-Acuna, husband and wife** whose post office address is ~~11~~ **13174 SW 10th Terrace Drive, Miami, Florida XXXXX 33184**,

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 12, Block 57, CITRUS SPRINGS UNIT 1, according to Plat thereof as recorded in Plat Book 5, pages 89 through 106, inclusive, Public Records of Citrus County, Florida.**

**Grantor hereby warrants and certifies that the herein described property is Vacant Land.**

**Grantor hereby warrants and certifies that the herein described property is NOT her homestead property nor is it contiguous to her homestead property.**

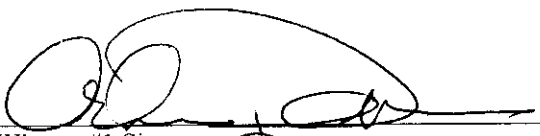
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


**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:

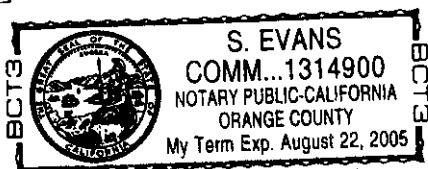
  
Witness #1 Signature  
Adrienne Pakenham  
Witness #1 Printed Name

  
Witness #2 Signature  
S. EVANS  
Witness #2 Printed Name

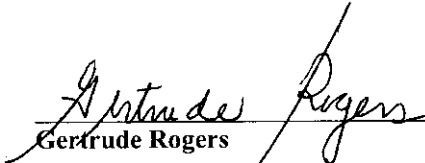
**STATE OF** California  
**COUNTY OF** Orange

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of **August, 2004** by **Gertrude Rogers** who ~~is~~ personally known to me or has produced Drivers License as identification.

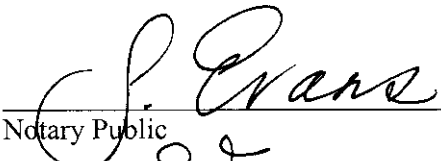
**SEAL**



My Commission Expires: 8/22/05

  
Gertrude Rogers L.S.  
2701 Hillcrest Ave., Orange, CA 92867

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$77.00  
# 2004058773 BK: 1754 PG: 1842-1842  
08/17/2004 02:51 PM 1 PG  
CSMART, DC Receipt #037198

  
Notary Public  
S. EVANS  
Printed Notary Name