

RECORD & RETURN TO:

File # AT-40688

Kathy Prevatt

First American Affiliates

3520 NW 43rd St., Gainesville, FL 32606

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

~~XXXXXXXXXX~~

File No.: 1087-540174



2004059955 3 PGS

OFFICIAL RECORDS

CITRUS COUNTY

BETTY STRIFLER

CLERK OF THE CIRCUIT COURT

RECORDING FEE: \$27.00

DOCUMENTARY TAX: \$294.00

2004059955 BK:1756 PG:583-585

08/23/2004 11:07 AM 3 PGS

KCCR,DC Receipt #038007

SPECIAL WARRANTY DEED

(Corporate Seller)

State of Florida

County of Citrus

THIS SPECIAL WARRANTY DEED is made the 16th day of August, 2004,
between

First Magnus Financial Corporation, an Arizona Corporation

having a business address at: 5210 E. Williams Circle Suite 200, Tucson, AZ 85711
("Grantor"). and

Carla Davis

having a mailing address of: 8236 W. Vick Ct, Crystal River, FL 34429
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Citrus**, State of **Florida**, to-wit:

Lot 8 of an unrecorded resubdivision of Lot 19, of HOLIDAY ACRES, UNIT 2, described as: The South 157.83 feet of the West 153.00 feet of Lot 19, HOLIDAY ACRES, UNIT NO. 2, as recorded in Plat Book 6, Pages 40 and 41, Public Records of Citrus County, Florida. SUBJECT TO a 15 foot wide road easement along the North boundary thereof.

Together with a 2000 CYPR Mobile Home, I.D. # GMHGA1489926132A and GMHGA1489926132B, as part of the real property herein conveyed.

Tax Parcel Identification Number: **2410647**

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

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 Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2003**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

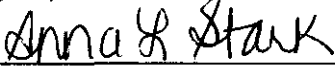
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on the ddate set forth above.

IN WITNESS WHEREOF, first party has signed and sealed these presents on the **Thirteenth day of August, 2004**.

First Magnus Financial Corporation, an
Arizona Corporation


By: Jana Julian, Vice President

Signed, sealed and delivered in our presence:


Witness Signature

Print Name: ANNA L. STARK

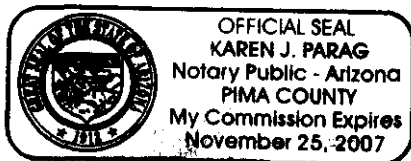
State of ~~Florida~~ Arizona

County of ~~Citrus~~ Pima

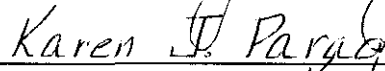

Witness Signature

Print Name: Jessica M. Leadingham

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **August 13, 2004**, by **Jana Julian, as Vice President**, and, as **on behalf of First Magnus Financial Corporation, an Arizona Corporation**, existing under the laws of the State of **Arizona**, who is/are personally known to me or who has/have produced a valid drivers license as identification.




NOTARY PUBLIC


Printed Name of Notary Karen J. Parag
My Commission Expires: November 25, 2007