



2004062950 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Nickie Brown
Southern Sun Title Company
8110 S. Suncoast Blvd.
Homosassa, Florida 34446
04071660

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$174.30
2004062950 BK: 1760 PG: 227-227
09/01/2004 12:32 PM 1 PG
JPARRISH,DC Receipt #039863

Property Appraisers Parcel Identification (Folio) Numbers:
13-20S-18E-0010-01110-0010 / Alternate Key No.: 1559090
Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 26 day of August, A.D. 2004 by Robert R. Christensen and Nancy R. Christensen, his wife, herein called the grantors, to Emerald Bay Homes, LLC, whose post office address is P.O. Box 5185, Spring Hill, FL 34611 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 grantors, 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 1, Block B-111, CYPRESS VILLAGE, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

Grantor(s) hereby warrant(s) and certify(ies) that the above described property is vacant land.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Deborah L. Harden
Witness #1 Printed Name

[Signature] L.S.
Robert R. Christensen
4 Shortleaf Ct. W., Homosassa, FL 34446

[Signature]
Witness #2 Signature
NICKIE BROWN
Witness #2 Printed Name

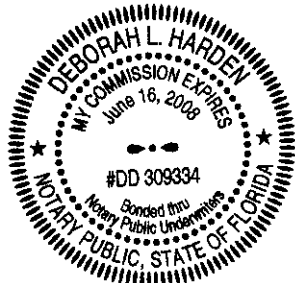
[Signature] L.S.
Nancy R. Christensen
4 Shortleaf Ct. W., Homosassa, FL 34446

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 26 day of of Aug, 2004 by Robert R. Christensen and Nancy R. Christensen, his wife who are personally known to me or have produced _____ as identification.

SEAL

My Commission Expires:



[Signature]
Notary Signature
Deborah L. Harden
Printed Notary Signature