

52-3
This Document Prepared By:

PHILIP F. KEIDAISH, JR., ESQUIRE
PHILIP F. KEIDAISH, JR., P.A.
320 W. Sabal Palm Place, Suite 300
Longwood, FL 32779
(407) 682-7711
F: 5084.2
Parcel Identification No.:
Numerous



OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$54.50
DOCUMENTARY TAX: \$14,000.00
2004067213 BK:1765 PG:1525-1530
09/20/2004 04:53 PM 6 PGS
BHINKOFER, DC Receipt #042317

*****THE SPACE ABOVE THIS LINE IS FOR RECORDING INFORMATION*****

WARRANTY DEED

THIS WARRANTY DEED is made as of this 15th of September, 2004, by **Philip Frederic Keidaish, Jr., Trustee and not individually, David C. Roberts, a married man, Don Prewitt, as Trustee and not individually, and Richard Margolis, Trustee of the Margolis Living Trust dated March 13, 2003**, whose address is 320 W. Sabal Palm Place, Suite 300, Longwood, FL 32779 (hereinafter called the "Grantor") to **MARPAD, INC., a Florida corporation**, whose address is 1577 N. Florida Avenue, Hernando, FL 34442 (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 Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Citrus County, Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE HEREIN REFERENCED PROPERTY IS NOT THE HOMESTEAD OF ANY OF THE GRANTORS, AS DEFINED IN THE CONSTITUTION OF THE STATE OF FLORIDA; AND IS, IN FACT, VACANT LAND.

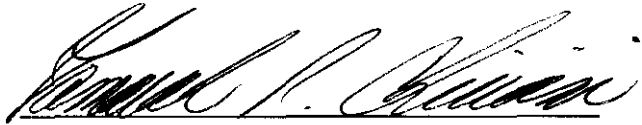
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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 31, 2003, easements, restrictions and other agreements of record, such reference shall not serve to reimpose same.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above set forth.

Signed, sealed and delivered
in the presence of:



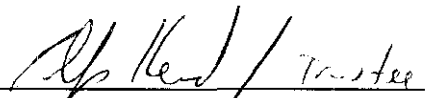
Tamarah R. Chiriani

(print name)



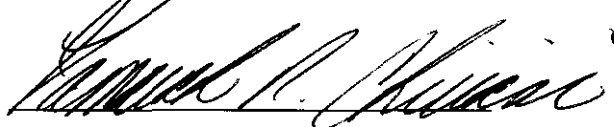
JUDITH A. BORRE

(print name)

By:  Trustee
Philip Frederic Keidaish, Jr., Trustee

STATE OF FLORIDA
COUNTY OF Hemphill

The foregoing instrument was acknowledged before me this 15th day of September, 2004, by Philip Frederic Keidaish, Jr., as Trustee, who is personally known to me or who produced _____ as identification and who did/did not take an oath.



Tamarah R. Chiriani

(print name)

Notary Public

My Commission Expires:

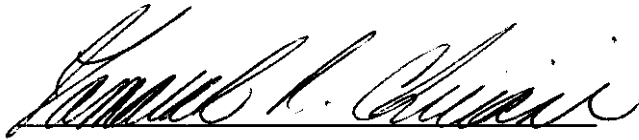
(SEAL)



Tamarah R Chiriani
My Commission DD327516
Expires August 12, 2008

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above set forth.

Signed, sealed and delivered
in the presence of:

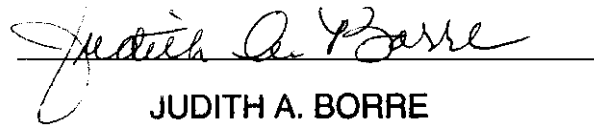


Tamarah R. Chiriani

(print name)



Don Prewitt, Trustee



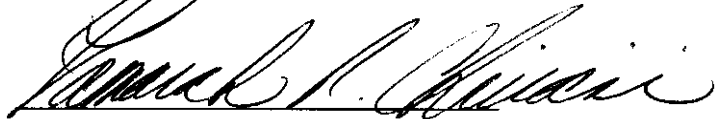
JUDITH A. BORRE

(print name)

STATE OF FLORIDA

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 15th day of September, 2004, by Don Prewitt, as Trustee, who is personally known to me or who produced _____ as identification and who did/did not take an oath.



Tamarah R. Chiriani

(print name)

Notary Public

My Commission Expires:

(SEAL)



Tamarah R Chiriani
My Commission DD327516
Expires August 12, 2008

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above set forth.

Signed, sealed and delivered
in the presence of:

**THE MARGOLIS LIVING TRUST
DATED MARCH 13, 2003**

RICHARD MARGOLIS

By: Richard Margolis, Trustee
Richard Margolis, Trustee

J.D. Carroll
(print name) J.D. Carroll

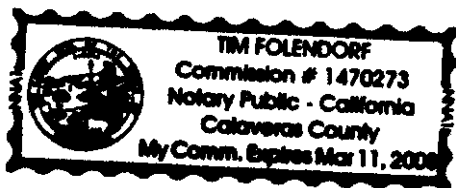
Susan Marsten

Susan Marsten
(print name)

STATE OF CALIFORNIA
COUNTY OF CALAVERAS

The foregoing instrument was acknowledged before me this 14 day of September, 2004, by Richard Margolis, as Trustee of The Margolis Living Trust dated March 13, 2003, , who is personally known to me or who produced DRIVERS LICENSE as identification and who did/did not take an oath.

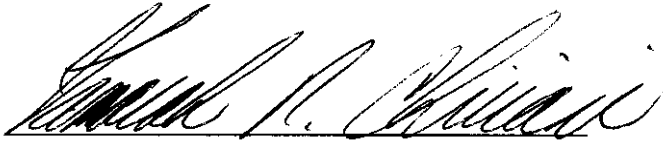
Tim Foleendorf
TIM FOLEENDORF
(print name)



Notary Public
My Commission Expires:
(SEAL)

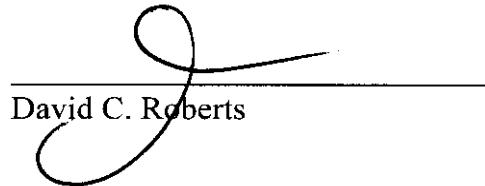
IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above set forth.

Signed, sealed and delivered
in the presence of:

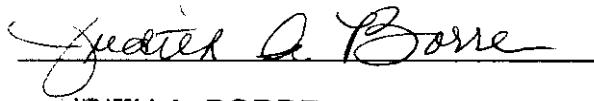


Tamarah R. Chiriani

(print name)



David C. Roberts

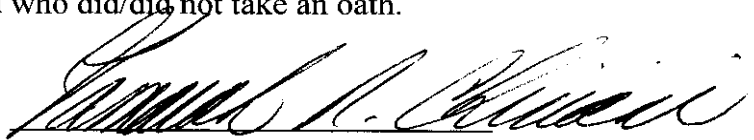


JUDITH A. BORRE

(print name)

STATE OF FLORIDA
COUNTY OF Seville

The foregoing instrument was acknowledged before me this 15th day of September, 2004, by David C. Roberts, who is personally known to me or who produced _____ as identification and who did/did not take an oath.



Tamarah R. Chiriani

(print name)

Notary Public
My Commission Expires:
(SEAL)



EXHIBIT "A"

PARCEL A

LOTS 12, 13, 14, 15, 16, 17, 18 AND 19, BLOCK 1
LOTS 18, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, 31 AND 34, BLOCK 2
LOTS 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 3
LOTS 1, 2, 3, 4, 5, 15, 16, 17, 18, 19 AND 21, BLOCK 5
LOTS 1, 2, 4, 13, 14, 15, 16, BLOCK 6
LOTS 1, 2, 3, 4, 14, 15 AND 16, BLOCK 7
LOTS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28, BLOCK 13
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, BLOCK 14
LOTS 1 THROUGH 49, BLOCK 15
LOTS 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 43, 44 AND 45, BLOCK 16
LOTS 1 THROUGH 41, BLOCK 17
LOTS 1, 2, 3, 5 THROUGH 37, BLOCK 18
LOTS 1 THROUGH 32, BLOCK 19
LOTS 1, 2, 4 THROUGH 28, BLOCK 20
LOTS 1 THROUGH 23, BLOCK 21
LOTS 14, 15, 16, 17, BLOCK 22
LOTS 5 THROUGH 44, BLOCK 23, INVERNESS VILLAGE UNIT 4, according to the map or plat thereof recorded in Plat Book 9, Pages 17 to 21, inclusive, Public Records of Citrus County, Florida.

AND

PARCEL A-I

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 20, BLOCK 1
LOTS 25, 32 AND 33, BLOCK 2
LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 20, BLOCK 5
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 22
LOTS 1, 2, 3 AND 4, BLOCK 23, INVERNESS VILLAGE UNIT 4, according to the map or plat thereof recorded in Plat Book 9, Pages 17 to 21, inclusive, Public Records of Citrus County, Florida.

AND

PARCEL A-II

LOT 17, BLOCK 2
LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 3
LOTS 5, 7, 8, 9, 10, 11 AND 12, BLOCK 6
LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13, BLOCK 7
LOTS 8, 9, 10, 11 AND 12, BLOCK 8, INVERNESS VILLAGE UNIT 4, according to the map or plat thereof recorded in Plat Book 9, Pages 17 to 21, inclusive, Public Records of Citrus County, Florida.

AND

PARCEL A-III

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 2
LOTS 6 AND 7, BLOCK 8
LOTS 1, 2 AND 3, BLOCK 11
LOTS 7, 8, 9, 10, 11, 12, 28, 29, 30, 31, 32 AND 33, BLOCK 12, INVERNESS VILLAGE UNIT 4, according to the map or plat thereof recorded in Plat Book 9, Pages 17 to 21, inclusive, Public Records of Citrus County, Florida.