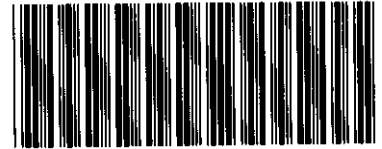


Prepared by  
Donna Bender, an employee of  
First American Title Insurance Company D/B/A Crystal River Title  
213 Courthouse Square  
Inverness, Florida 34450  
(352) 726-8003

Return to: Grantee

File No.: 1091-612885



2004071209 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$511.00  
# 2004071209 BK:1770 PG:1550-1551  
10/06/2004 10:03 AM 2 PGS  
JPARRISH,DC Receipt #044709

## WARRANTY DEED

This indenture made on October 4<sup>th</sup>, 2004 A.D., by

**Steven D. Bontz and Theresa A. Bontz, husband and wife**

whose address is: 3401 S. Oakdale Terr Inverness FL 34452  
hereinafter called the "grantor", to

**Eva M. Frankenfield, a single woman**

whose address is: **4037 South Rainbow Drive, Inverness, FL 34452-7151**  
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 52, Block 309 of INVERNESS HIGHLANDS WEST, according to the Plat thereof as recorded in Plat Book 5, Page(s) 19 through 33, of the Public Records of Citrus County, Florida.**

Parcel Identification Number: **29 19 20 0010 03090 0520**

**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.

Steven D. Bontz  
Steven D. Bontz

Theresa A. Bontz  
Theresa A. Bontz

Signed, sealed and delivered in our presence:

Donna M. Bender  
Witness Signature

Betty L. Nelson  
Witness Signature

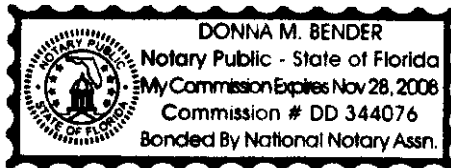
Print Name: DONNA M. BENDER

Print Name: Betty L. Nelson

State of **Florida**

County of **Citrus**

The Foregoing Instrument Was Acknowledged before me on 10/4, 2004, by **Steven D. Bontz and Theresa A. Bontz, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Donna M. Bender  
NOTARY PUBLIC

Notary Print Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_