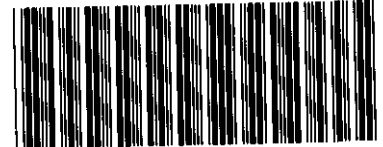


Prepared by
Jamie Nail, an employee of
First American Title Insurance Company
201 S.W. Port St. Lucie Blvd., Suite 205
Port St. Lucie, Florida 34984
(772) 878-8700



2004071538 2 PGS

Return to: Grantee

File No.: 1081-585657

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$19.50
DOCUMENTARY TAX: \$77.00
2004071538 BK:1771 PG:49-50
10/06/2004 02:12 PM 2 PGS
VCANCEL,DC Receipt #044842

WARRANTY DEED

Made this August 19, of 2004 by and between

**George A. Nelson and Cindy L. Nelson, f/k/a George A. Ksiazek and Cindy L. Ksiazek,
husband and wife**

whose address is: **522 Roper Mountain Ct., Greenville, SC 29615**
hereinafter called the "grantor", to

Richard P. Duffield, a married man

whose post office address is: **2334 SW Fern Circle, Port St. Lucie, FL 34953**
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 15, Block 832 of CITRUS SPRINGS UNIT TEN, according to the Plat thereof as recorded in Plat Book 6, Page(s) 67-78, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **1355851**

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.

George A. Nelson
George A. Nelson

Cindy L. Nelson
Cindy L. Nelson

Signed, sealed and delivered in the presence of these witnesses:

Amy Catalano
Witness Signature
Print Name: Amy Catalano

Elizabeth Harney
Witness Signature
Print Name: Elizabeth Harney

State of SC
County of Greenville

The Foregoing Instrument was Acknowledged before me on 8/19/04, by **George A. Nelson and Cindy L. Nelson, f/k/a George A. Ksiazek and Cindy L. Ksiazek, husband and wife** who is/are personally known to me or who has/have produced SC Drivers ID identification.

Michael C. Reddy
NOTARY PUBLIC
Michael C. Reddy
Notary Print Name
My Commission Expires: My Commission Expires
