

REC 10.-
dec 170-

This Instrument Prepared by and Return to:

Miko P. Gunderson
McKinley, Ittersagen, Gunderson & Berntsson
18401 Murdock Circle
Port Charlotte, Florida 33948

Property Appraisers Parcel I.D. (Folio) Number(s):
1353092 & 1353106

File No:20045235



2004081873 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$13.00
DOCUMENTARY TAX: \$70.00
2004081873 BK:1784 PG:1160-1160
11/12/2004 01:25 PM 1 PG
TWITE,DC Receipt #050890

12th October
WARRANTY DEED

This Warranty Deed Made the ~~29th~~ day of ~~September~~, 2004,
by ROBERT E. MORRISSEY and FRANCES L. MORRISSEY, husband and wife, individually
and as Trustees of the Robert E. and Frances L. Morrissey Trust dated January 25, 1994,
hereinafter called the grantor, whose post office address is: 403 Stonehenge Circle, Rockledge, Florida
32955, and

BUILDERS PROPERTY GROUP, LLC, a Florida limited liability company, whose post office
address is, 255 Alhambra Circle, Suite 325, Coral Gables, Florida 33134, hereinafter called the
grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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, Florida, viz:

**Lots 11 and 12, Block 816, CITRUS SPRINGS, UNIT 9, a subdivision according to the plat
thereof, recorded in Plat Book 6, Pages 61 through 66, of the Public Records of Citrus
County, Florida.**

**Grantor herein covenants that the above-described property is vacant, unimproved land
and is not contiguous to Grantor's homestead or residence.**

**Subject to restrictions, reservations and easements of record, if any, and taxes for the year
2004 and subsequent years.**

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 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.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Christy Fontenot
Printed Name: Christy Fontenot
Witness Signature: Mary Ann Francois
Printed Name: Christy Fontenot
Mary Ann Francois

Robert E. Morrissey
ROBERT E. MORRISSEY, individually and as Trustee
Frances L. Morrissey
FRANCES L. MORRISSEY, individually as as Trustee

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 12th day of October, 2004, by ROBERT E.
MORRISSEY and FRANCES L. MORRISSEY, individually and as Trustees, who is/are personally known to
me or who has/have produced driver license(s) as identification.

Rene Waite
Printed Name: Rene Waite
Notary Public
Serial Number
My Commission Expires:

