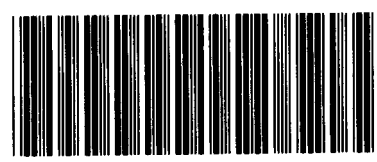


REC 10.00
ST 140.00
SUR
INT 150.00
Prepared By & Return To:



2004090375 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$140.00
2004090375 BK:1795 PG:782-782
12/15/2004 09:07 AM 1 PG
BHINKOFER,DC Receipt #055752

FAYE COGAN
STEWART TITLE OF PINELLAS
20757 W. PENNSYLVANIA AVENUE
DUNNELLON, FLORIDA 34431
PHONE: 352-465-3440
04159878,

WARRANTY DEED

This Indenture, Made this 10th day of December, 2004, Between

CLINTON C. BURNS

grantor*, whose mailing address is P.O.B. 595, DUNNELLON, FL 34430
and RONALD C. LADA AND MARYLOU LADA, HUSBAND AND WIFE

grantee*, whose mailing address is 3374 S.W. SHOREWOOD DRIVE DUNNELLON, FL 34431

**"Grantor" and "Grantee" are used for singular or plural, as context requires.*

Witnesseth, That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in
Citrus County, Florida., to wit:

Lot 751, TOWN OF DUNNELLON, according to the plat thereof, as recorded in Plat Book 1, Page 23, Public Records of Citrus County, Florida.

BEING KNOWN AS PARCEL NO. 35-15-18-0010-7510

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR NAMED HEREIN
THIS PROPERTY IS VACANT LAND.

Subject to easements, restrictions and reservations of record.

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 and hereby 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 for the year 2004 and subsequent years.

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: [Signature]
Witness Printed Name: FAYE COGAN

[Signature] (Seal)
CLINTON C. BURNS

Witness Signature: [Signature]
Witness Printed Name: SUNET GAMBIE

_____ (Seal)

Witness Signature: _____
Witness Printed Name: _____

_____ (Seal)

Witness Signature: _____
Witness Printed Name: _____

_____ (Seal)

STATE OF FLORIDA
COUNTY OF MARION,

The foregoing instrument was acknowledged before me this 10th day of December, 2004 by
CLINTON C. BURNS, .

who produced His Drivers License identification.
WITNESS my hand and official seal in the County and State last aforesaid this 10th day of December, 2004

My commission expires:
(Notarial Seal)



Faye Cogan
MY COMMISSION # DD2-0094 EXPIRES
August 20, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]