

2004092449

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Brenda L. Buta
Citrus Land Title
4065 N. Lecanto Hwy Suite 800
Beverly Hills, Florida 34465
Property Appraisers Parcel Identification (Folio) Numbers:
18 18S 19E 0110 00650 0060
File #04B04290



2004092449 1 PG

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of **December, 2004** by **Charles Vaughn and Rebecca Vaughn**, herein called the grantors, to **Stephen J. Mills** whose post office address is 7606 Fairlawn Drive, Hudson, FL 34667, hereinafter called the Grantee: **** a/k/a Charles P. Vaughn**
(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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:

Lot 6, Block 65, CITRUS HILLS FIRST ADDITION, according to Plat thereof as recorded in Plat Book 9, pages 73 through 83, inclusive, Public Records of Citrus County, Florida.

The Grantors herein, aver and attest, that the herein described property is Vacant Land.

The Grantors herein, aver and attest, that the above described property DOES NOT constitute their lawful homestead, nor are said lands contiguous to the lands described as their homestead in that neither they nor any family member resides thereon.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Brenda L Buta
Witness #1 Printed Name

[Signature] L.S.
Charles Vaughn a/k/a Charles P. Vaughn
1415 S. Hillock Ter., Inverness, FL 34452

[Signature]
Witness #2 Signature
Shelby Anne Bossert
Witness #2 Printed Name

[Signature] L.S.
Rebecca Vaughn
1415 S. Hillock Ter., Inverness, FL 34452

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 20th day of **December, 2004** by **Charles Vaughn and Rebecca Vaughn** who are personally known to me or have produced drivers license as identification.
**** a/k/a Charles P. Vaughn**

SEAL

[Signature]
Notary Public
Brenda L Buta
Printed Notary Name

My Commission Expires:



OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$281.40
2004092449 BK:1798 PG:162-162
12/22/2004 09:45 AM 1 PG
ATYRE,DC Receipt #056911