



2004092599 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Tracy L. Gough  
Southern Sun Title Company  
8110 S. Suncoast Blvd.  
Homosassa, Florida 34446  
04103214

Property Appraisers Parcel Identification (Folio) Numbers:  
10-17S-18E-0180-10160-0280 / Alternate Key No.: 1416698  
Grantee SS #:

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$112.00  
# 2004092599 BK: 1798 PG: 566-566  
12/22/2004 01:33 PM 1 PG  
TWHITE, DC Receipt #056987

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 7<sup>th</sup> day of December, A.D. 2004 by Siegfried Merten, herein called the grantor, to **Crystal Ball Ventures, LLC** whose post office address is hereinafter called the Grantee: 900 South State Rd # 7 Plantation, FL 33317  
(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 grantor, 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 28, Block 1016, CITRUS SPRINGS, UNIT NO. 18, according to the plat thereof as recorded in Plat Book 7, Pages 34 through 36, inclusive, of the public records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

Grantor(s) hereby warrant(s) and certify(ies) that the above described property is vacant land.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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 accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in the presence of:

Lucie Osgan  
Witness #1 Signature  
LUCIE OSGAN  
Witness #1 Printed Name

Siegfried Merten L.S.  
Siegfried Merten  
7 Westgate Park Dr., St. Catharines, Ontario, Canada L2N 5W6

Donald F. Corde  
Witness #2 Signature  
Donald F. Corde  
Witness #2 Printed Name

COUNTRY OF: CANADA  
PROVINCE OF: ONTARIO

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2004 by Siegfried Merten who is personally known to me or has produced driver's licence as identification.

Donald F. Corde  
Notary Signature  
Donald F. Corde  
Printed Notary Signature

