

2005004307 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JENNIFER L. MCKENZIE

Southern Sun Title Company
8110 S. Suncoast Blvd.
Homosassa, Florida 34446
04123475

Property Appraisers Parcel Identification (Folio) Numbers:

/ Alternate Key No.: **1544599 and 1544602**

Grantee SS #:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$10 00
DOCUMENTARY TAX \$420 00
2005004307 BK:1806 PG:2113-2113
01/18/2005 02:33 PM 1 PG
BHINKOFER, DC Receipt #002653

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 7th day of Jan., A.D. 2005 by **Konstantin Kontos and Esther Kontos, husband and wife**, herein called the grantors, to **Jeffrey S. Doty** whose post office address is hereinafter called the Grantee: 247 W. 87th St. #14K, New York City, NY 10024
(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:

Lots 33 and 34, Block B-56, CYPRESS VILLAGE, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

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

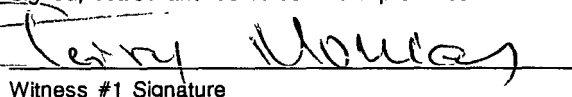
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

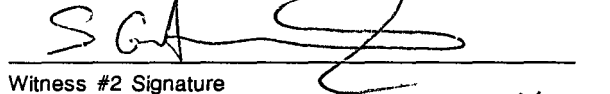
AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

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:


Witness #1 Signature

JERRY MONIAS
Witness #1 Printed Name


Witness #2 Signature

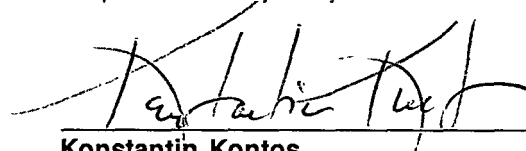
SERAFIM ARZOUMANIDIS
Witness #2 Printed Name

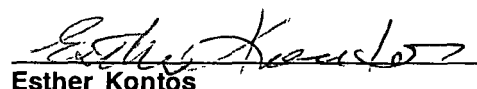
STATE OF New York
COUNTY OF Queens

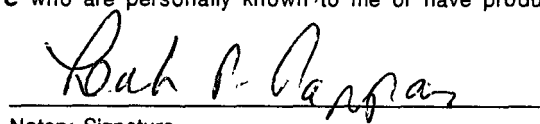
The foregoing instrument was acknowledged before me this 9th day of January, 2005 by **Konstantin Kontos and Esther Kontos, husband and wife** who are personally known to me or have produced Drivers licenses as identification.

SEAL

My Commission Expires: Notary Public, State of New York
No. 41-4872545
Qualified in Queens County
Commission Expires Sept. 8, 2006
File # 04123475


L.S.
Konstantin Kontos
109 Roxton Road, Plainview, NY 11803


L.S.
Esther Kontos
109 Roxton Road, Plainview, NY 11803


Notary Signature
LEAH P. PAPPAS
Printed Notary Signature