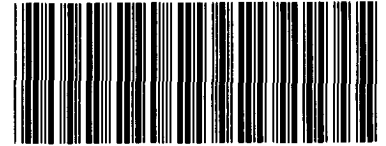


Prepared by  
Geri Havens, an employee of  
First American Title Insurance Company d/b/a Crystal River Title  
213 Courthouse Square  
Inverness, Florida 34450  
(352) 726-8003

Return to: Grantee

File No.: 1091-702172

## **WARRANTY DEED**



2005010191 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$18 50  
DOCUMENTARY TAX \$367 50  
# 2005010191 BK:1814 PG:1103-1104  
02/07/2005 03:21 PM 2 PGS  
T-KIRBY,DC Receipt #006193

This indenture made on **the 25th day of January, 2005 A.D.**, by

**Steven E. Osborn and Daylene M. Osborn, husband and wife**

whose address is: **7029 Southwind Dr., Hudson, FL 34667**  
hereinafter called the "grantor", to

**Scott Buckingham**

whose address is: **9705 E Goldfinch Ln, Inverness, FL 34450**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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**, to-wit:

**Condominium Unit 3, Building 1, TWIN LAKES CONDOMINIUM UNIT NO. ONE, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 749, Page 1702, as amended from time to time, of the Public Records of Citrus County, Florida.**

Parcel Identification Number: **11-19S20E-11010-0030**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2004.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Steven E. Osborn  
Steven E. Osborn

Daylene M. Osborn  
Daylene M. Osborn

Signed, sealed and delivered in our presence:

Beri Havens  
Witness Signature

Print Name: Beri Havens

Joya Steed  
Witness Signature

Print Name: Joya Steed

State of **Florida**

County of **Citrus**

**The Foregoing Instrument Was Acknowledged** before me on the \_\_\_\_\_ day of **January, 2005**, by **Steven E. Osborn and Daylene M. Osborn, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Beri Havens

NOTARY PUBLIC  
GERI HAVENS  
Notary Public - State of Florida  
My Commission Expires Sep 30, 2007  
Notary Print Name: Geri Havens  
My Commission Expires: DD 224285  
Bonded By National Notary Assn