

REC: 18.50  
DOC: 266.00

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This Instrument Prepared by and Record and Return to

**SCOTT G. LYONS, PRESIDENT**  
NATURE COAST TITLE COMPANY, INC.  
659 NE Hwy 19  
CRYSTAL RIVER, FLORIDA, 34429  
**File #: 01C16312**

Property Appraisers Parcel Identification (Folio) Numbers:

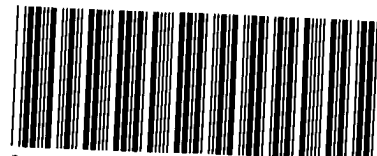
**10-17-18-0190-12560-0060/0070**

Alternate Key #: 1421934/1424615

Grantee SS #:

This Instrument is prepared in connection with the issuance of a Title Insurance Policy

SPACE ABOVE THIS LINE FOR RECORDING DATA



2005012854 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$18 50  
DOCUMENTARY TAX \$266 00  
# 2005012854 BK:1817 PG:1415-1416  
02/16/2005 08:59 AM 2 PGS  
ATYRE,DC Receipt #007703

### WARRANTY DEED

THIS WARRANTY DEED, made the 11th day of February, A.D. 2005, between

**Charles Michael Rehg, AKA Charles Rehg**

herein called the grantor, and

**Cheryl Benincasa**

whose post office address is: 705 Voyager Ln., North Palm Beach, FL 33410

hereinafter called the Grantee:

(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

#### SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantor hereby warrants and certifies that the herein described property is not his homestead property nor contiguous to his homestead property.

The grantor herein certifies that the herein described property is vacant land.

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/are 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, subject to easements, restrictions, and/or reservations of Records.

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:

[Signature]  
Witness Signature JOHN G. MENZIEL

[Signature]  
Printed Signature  
Kim W. Carr  
Witness Signature  
KIM W. CARR  
Printed Signature

[Signature] L.S.  
**Charles Michael Rehg**  
575 Commerce Park Dr., Marietta, GA 30060

STATE OF GA  
COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 27th day of January, 2005 by **Charles Michael Rehg, AKA Charles Rehg** who is/are personally known to me or has produced Valid P.I. as identification and did (did not) take an oath.



[Signature]  
Notary Signature  
**HELEN TAYLOR**  
Printed Notary Signature  
My Commission Expires: 04/28/2006

**EXHIBIT "A"**

**Lot 6, in Block 1256, of CITRUS SPRINGS, UNIT 19, according to the map or plat thereof as recorded in Plat Book 7, Pages 40 through 48, inclusive, Public Records of Citrus County, Florida.**

**AND**

**Lot 7, in Block 1273, of CITRUS SPRINGS, UNIT 19, according to the map or plat thereof as recorded in Plat Book 7, Pages 40 through 48, inclusive, Public Records of Citrus County, Florida.**