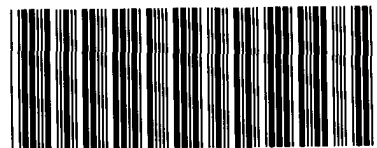


10.00
294.00/s



2005014753 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Susan Gatto
CITRUS LAND TITLE LLC
1904 WEST MAIN STREET
INVERNESS, FLORIDA 34452
Property Appraisers Parcel Identification (Folio) Number 15 18S19E 0020 2560

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE. \$10 00
DOCUMENTARY TAX \$294 00
2005014753 BK: 1820 PG: 133-133
02/23/2005 08:29 AM 1 PG
JPARRISH, DC Receipt #008861

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 22nd day of February, 2005 by Janice Ethier, an unmarried woman, herein called the grantor, to Gordon A. Sheppard and Jennifer L. Sheppard, husband and wife, whose post office address is ~~12131 Maripoe Road, Brooksville, FL 34614~~, hereinafter called the Grantees:
(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)

**PO Box 1269, Inverness, FL 34451
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 256, FOREST LAKE NORTH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 101 THROUGH 105, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Subject to covenants, restrictions and easements of record.

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 grantees 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, 2004.

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:

Susan R Gatto

Witness #1 Signature
SUSAN R GATTO

Witness #1 Printed Name
Kim L. Bianca

Witness #2 Signature
Kim L. Bianca

Witness #2 Printed Name

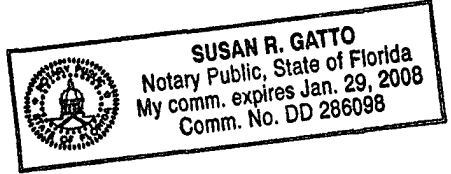
Janice Ethier

Janice Ethier, an unmarried woman
1020 South Sunfish Avenue, Inverness, FL 34450

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 22nd day of February, 2005 by Janice Ethier, an unmarried woman, who is personally known to me or has produced FL DL as identification.

SEAL



Susan R Gatto
Notary Public

SUSAN R GATTO
Printed Notary Name

My commission expires

Return to Citrus Land
Title, Inc.
File # 05-3021