



2005027011 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO.

Erica M. Henick

American Title Services of Citrus County, Inc

2230 Highway 44 West

Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers: 10-20S-20E-0030-00010-0020

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 31 day of **March, 2005** by **NICOLAS B. LARGAY and STACY D. LARGAY**, his wife, herein called the grantors, to **WILLIAM T. POTTER and REBEKAH D. POTTER, husband and wife**, whose post office address is 7085 S. ALOYSIA AVE., FLORAL CITY, FL 34436, 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)*

**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.

**LOT 2 IN BLOCK 1 OF KEATINGS PARK ADDITION TO FLORAL CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 30, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

**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 grantors hereby covenant with said grantees 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:

EMMA  
Witness #1 Signature  
Erica m. Henick  
Witness #1 Printed Name

Dawn Martone  
Witness #2 Signature  
Dawn Martone  
Witness #2 Printed Name

Nicolas B. Largay  
**NICOLAS B. LARGAY**  
7161 S. ALOYSIA AVE., FLORAL CITY, FL 34436  
Stacy D. Largay  
**STACY D. LARGAY**  
7161 S. ALOYSIA AVE., FLORAL CITY, FL 34436

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31 day of March, 2005 by **NICOLAS B. LARGAY and STACY D. LARGAY**, his wife who are personally known to me or have produced **Driver's License** as identification.

SEAL



Erica Marie Henick  
MY COMMISSION # DD271087 EXPIRES  
December 1, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

EMMA  
Notary Public

My commission expires:

Printed Notary Name

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$10 00  
DOCUMENTARY TAX \$889 00  
# 2005027011 BK:1835 PG:2254  
04/01/2005 02:16 PM 1 PG  
JRICCI,DC Receipt #016148