

THIS INSTRUMENT PREPARED BY AND RETURN TO:

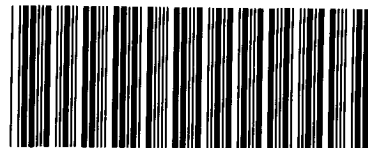
**Dawn Martone**

American Title Services of Citrus County, Inc

2230 Highway 44 West

Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers. **20E-19S-23-0130-0060**



**2005029616 1 PG**

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$10 00  
DOCUMENTARY TAX \$140 00  
# 2005029616 BK:1839 PG:1163  
04/11/2005 08:26 AM 1 PG  
JRICCI,DC Receipt #017695

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**THIS WARRANTY DEED**, made the 6th day of April, 2005 by **PAUL LUCAS and JEANIE M. LUCAS, husband and wife**, whose post office address is, 9708 E. Woodmere Lane, Inverness, Florida 34450

herein called the grantors, to **HIGHLANDS REALTY OF INVERNESS, INC.**, whose post office address is, P.O BOX 6, INVERNESS, FLORIDA 34451 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)*

**W I T N E S S E T H:** 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 6, SEVEN LAKES THIRD ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 51 AND 52, 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 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

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

PAUL LUCAS

JEANIE M. LUCAS

**STATE OF FLORIDA  
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 6th day of April, 2005 by PAUL LUCAS and JEANIE M. LUCAS, husband and wife who are personally known to me or have produced Driver's License as identification.

**SEAL**



Notary Public

My commission expires:

Printed Notary Name