

2005031476 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$10 00
DOCUMENTARY TAX \$245 00
2005031476 BK:1841 PG:1914
04/14/2005 04:05 PM 1 PG
JPARRISH,DC Receipt #018834

Prepared by and return to:

Kathy A Kekuewa
Closing Agent
Rainbow Title Company, Inc.
20702 W. Pennsylvania Ave.
Dunnellon, FL 34431
352-489-3700
File Number: 05-333kak
Will Call No.:

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Warranty Deed

This Warranty Deed made this 6 day of April, 2005 between Florida Premier Properties, Inc., a Florida corporation whose post office address is 1901 Harrison St., Hollywood, FL 33020, grantor, and Roslyn M. Marcus whose post office address is 740 N.W. Red Pine Way, Jensen Beach, FL 34957-3493, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida to-wit:

Lot 13, Block 324, Citrus Springs, Unit 3, According to the Plat Thereof as Recorded in Plat Book 5, Pages 116 Through 129, Inclusive, Public Records of Citrus County, Florida.
Parcel Identification Number: 1268796

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property, and is in fact 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 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 31, 2004**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Seth A. Mahler
Witness Name: SETH A. MAHLER

Steve Swanson
Witness Name: STEVE SWANSON

Florida Premier Properties, Inc., a Florida corporation

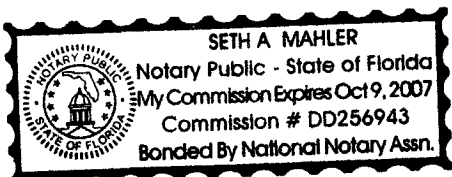
By: Benjamin Schiff, President
1901 Harrison St., Hollywood, FL 33020

(Corporate Seal)

State of Florida
County of BROWARD

The foregoing instrument was acknowledged before me this 6 day of April, 2005 by Benjamin Schiff, President of Florida Premier Properties, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Seth A. Mahler
Notary Public
Printed Name: Seth A. Mahler
My Commission Expires: OCT 9, 2007