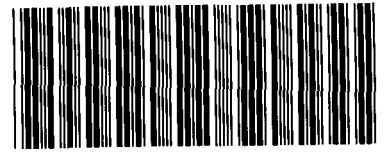


Prepared by:  
Kelli Worobel  
Exceptional Title & Escrow Services, LLC  
18501 Murdock Circle, Suite 103  
Port Charlotte, Florida 33948



2005037547 2 PGS

File Number: 05-0200

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$18 50  
DOCUMENTARY TAX \$133 00  
# 2005037547 BK:1849 PG:634  
05/03/2005 11:22 AM 2 PGS  
JPARRISH,DC Receipt #022333

### General Warranty Deed

Made this 11<sup>th</sup> day of April, 2005 A.D. By **Jimmy D. Henderson and Tonja L. Henderson, Individually and as Trustees of the Henderson Revocable Living Trust dated September 20, 1994**, whose post office address is: 1173 Cypress Point Way, Virginia Beach, VA 23455, hereinafter called the grantor, to **RK Properties, LLC, a Florida limited liability company**, whose post office address is: 11900 Biscayne Blvd., Ste. 503, Miami, FL 33181, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

Lot 13, Block 1606, of CITRUS SPRINGS UNIT TWENTY TWO, according to the map or plat thereof as recorded in Plat Book 7, Page 93 through 109, of the Public Records of Citrus County, Florida.

The trustee(s) are granted full power and authority to protect, conserve, sell, lease, or otherwise to manage and dispose of the real property or any part thereof, in accordance with section 689.071 of the Florida statutes.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **18E17S100220-16060-0130**

**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**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness Signature [Signature]  
Witness Printed Name LARRY D. ALKERS

Witness Signature [Signature]  
Witness Printed Name PATRICIA ALKERS

[Signature]  
**Jimmy D. Henderson, Individually and as Trustee of the Henderson Revocable Living Trust dated September 20, 1994**  
Address: 1173 Cypress Point Way, Virginia Beach, VA 23455

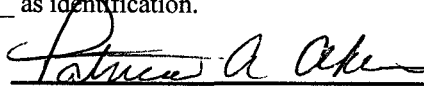
[Signature]  
**Tonja L. Henderson, Individually and as Trustee of the Henderson Revocable Living Trust dated September 20, 1994**  
Address: 1173 Cypress Point Way, Virginia Beach, VA 23455

Prepared by: .  
Kelli Worobel  
Exceptional Title & Escrow Services, LLC  
18501 Murdock Circle, Suite 103  
Port Charlotte, Florida 33948

File Number: 05-0200

State of Virginia  
County of Virginia Beach City

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2005 by Jimmy D. Henderson and Tonja L. Henderson, Individually and as Trustees of the Henderson Revocable Living Trust dated September 20, 1994, who is/are personally known to me or who has produced Virginia Drivers Licenses as identification.



Notary Public Signature

PATRICIA A. AKERS

Notary Public Printed Name

My Commission Expires July 31, 2005

My Commission Expires: \_\_\_\_\_

Notary Seal

