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OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE \$10 00
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2005099751 BK:1935 PG:1693
11/09/2005 08:47 AM 1 PG
KCCR,DC Receipt #057821

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Sylvain R. Robitaille
FIRST TITLE COMPANY, INC.
916 N. Suncoast Blvd.

Crystal River, Florida 34429

Property Appraisers Parcel Identification (Folio) Numbers:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 21st day of October, 2005 by VanNess & VanNess, PA, herein called the grantor, to Caliente Citrus, LLC whose post office address is 211 E. Intl. Speedway Blvd., Ste. 213, Daytona Beach, FL 32118, 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)

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 24, in Block 1777 of Citrus Springs Unit 25, according to the map or plat thereof, as recorded in Plat Book 8, Pages 19 through 24, Public Records Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2005 and thereafter.

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, 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:

VanNess & VanNess, PA

Thomas M. VanNess, Jr. *President*
1205 N. Meeting Tree Blvd.
Crystal River, FL 34429

Brenda Thompson - LeShane
Witness #1 Signature

Brenda Thompson - LeShane
Witness #1 Printed Name

Kimberly A. Harrison
Witness #2 Signature

Kimberly A. Harrison
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 21st day of October, 2005 by Thomas M. VanNess, Jr. of VanNess & VanNess, PA on behalf of the corporation. He/She is personally known to me or has produced FL Drivers License as identification.

SEAL



Kimberly A. Harrison
Commission # DD452247
Expires August 20, 2009
Bonded Troy Fain - Insurance, Inc 800-385-7019

My Commission Expires:

Kimberly A. Harrison
Notary Signature

Kimberly A. Harrison
Printed Notary Signature