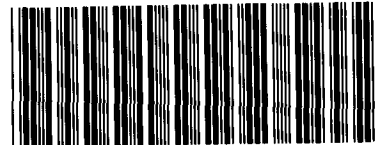


1000-fee
2800-55
(R)

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 I.D. No: 20E-19S-23-0130-0060



2006001308 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$280.00
2006001308 BK:1958 PG:695
01/05/2006 02:20 PM 1 PG
SBAHLER,DC Receipt #000642

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 27th day of December, 2005 by **HIGHLANDS REALTY OF INVERNESS, INC.**, herein called the grantor, to **CRYSTAL BOWER and STEVE BOWER**, husband and wife whose post office address is **5081 E. BACKNER LANE, INVERNESS, FL 34452**, 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)

W I T N E S S E T H: 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 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 grantor hereby covenants with said grantees 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, 2003.

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:

HIGHLANDS REALTY OF INVERNESS, INC.

KENNETH SOROCHEN, PRESIDENT
P.O. BOX 6, INVERNESS, FL 34451

Witness #1 Signature

DAWN MARTONE
Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name **Peggy Majors**

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 27th day of December, 2005 by **KENNETH SOROCHEN**, PRESIDENT of **HIGHLANDS REALTY OF INVERNESS, INC.** on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

SEAL



Notary Signature

My Commission Expires:

Printed Notary Signature