

2006042323 2 PGS

This instrument prepared by:  
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Post Office Box 250  
Inverness, FL 34451-0250  
(352) 726 - 6767

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$423.50  
# 2006042323 BK:2017 PG:1463  
06/12/2006 04:03 PM 2 PGS  
DCARAVELLA,DC Receipt #025313

Parcel I.D. No. 24 18S 18E 10000

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**WARRANTY DEED**

THIS WARRANTY DEED made and executed the 9<sup>th</sup> day of June, 2006 by

**BUCKHORN PROPERTY HOLDINGS, LLC, a Florida Limited Liability Company**

a limited liability company existing under the laws of Florida, and having its principal place of business at **1502 N. Abalone Terrace, Hernando, FL 34442**, hereinafter called the grantor, to

**DENNIS KAVANAUGH and MICHELLE KAVANAUGH, husband and wife**

whose post office address is: **36 Kinsey, Kenmore, NY 14217**, hereinafter called the grantee:

(Wherever used herein the term "grantor" and "grantee" shall include singular and plural, heirs and legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Citrus County, State of Florida**, viz:

✓ **Lot 59, HERITAGE, according to the plat thereof recorded in Plat Book 18, Page 36, of the public records of Citrus County, Florida.**

SUBJECT TO easements, restrictions, covenants, limitations and conditions of record, if any.

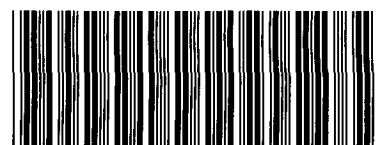
SUBJECT TO lien of taxes for 2006 and subsequent.

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 it has good, right and lawful authority to sell and convey said land; that it 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.

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$0.00  
# 2006042803 BK:2018 PG:741  
06/15/2006 11:09 AM 2 PGS  
T-KIRBY,DC Receipt #025596



2006042803 2 PGS

*Florida Bay*

IN WITNESS WHEREOF, the said limited liability company has caused these presents to be executed in its name, by its duly authorized Managing Member, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

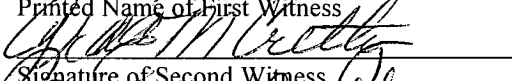
**BUCKHORN PROPERTY  
HOLDINGS, LLC**



Signature of First Witness

Donald F. Berrin

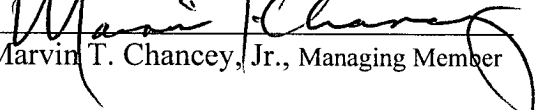
Printed Name of First Witness



Signature of Second Witness

Grace M. Cretty


Printed Name of Second Witness

By:   
Marvin T. Chancey, Jr., Managing Member

STATE OF FLORIDA  
COUNTY OF CITRUS

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **MARVIN T. CHANCEY, JR.**, known to me to be the Managing Member of **BUCKHORN PROPERTY HOLDINGS, LLC**, a **Florida Limited Liability Company**, and that he has acknowledged executing the same for such Company, freely and voluntarily, under authority duly vested in him by said Company, and that said individual is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 9<sup>th</sup> day of June, 2006.

  
Notary Public  
Name:  
Commission No.:  
Commission Expires:

(affix seal)

