

2006048655 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$1,236.90  
# 2006048655 BK:2026 PG:2337  
07/11/2006 08:56 AM 2 PGS  
JPARRISH,DC Receipt #029016

Prepared by and return to:  
Tracy Gough, an employee of  
Southern Sun Title Company  
8110 South Suncoast Boulevard  
Homosassa, FL 34446  
(352) 382-3339

File No.: 05-10-4742

**CORPORATE WARRANTY DEED**

This indenture made on 2 day of May, 2006, A.D., by

**Mercedes Homes, Inc., a Florida corporation**

whose address is: 1550 N. Meadowcrest Blvd. , Crystal River, FL 34429  
hereinafter called the "grantor", to

**Alice Bond, an unmarried person**

whose address is: 2323 Holly Lane , Palm Beach Gardens, FL 33410  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

**Lot 26, Block B-122, CYPRESS VILLAGE, SUGARMILL WOODS, according to the plat thereof, as recorded in Plat Book 9, Pages 86 through 150; Plat Book 10, Pages 1 through 150 and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the public records of Citrus County, Florida.**

Parcel Identification Number: 13-20S-18E-0010-01220-0260


**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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<sup>st</sup> of 2006.

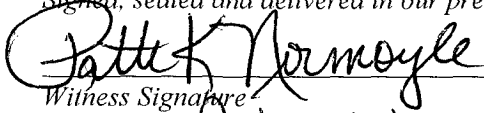
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Mercedes Homes, Inc., a Florida corporation

  
By: Gary Moser, President

(Corporate Seal)

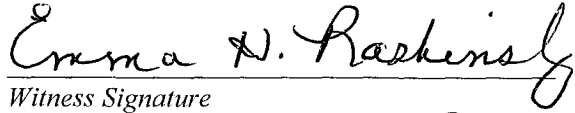
Signed, sealed and delivered in our presence:

  
Witness Signature

Print Name: Patti K Normoyle

State of FL

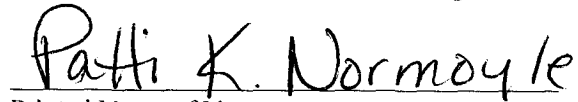
County of Citrus

  
Witness Signature

Print Name: Emma H. Rashinsky

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on 2 day of May, 2006, by Gary Moser, as President, on behalf of Mercedes Homes, Inc., existing under the laws of the State of Florida, who is/are personally known to me or who has/have produced a valid drivers license as identification.

  
NOTARY PUBLIC

  
Printed Name of Notary

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

