



2006063551 1 PG

This Instrument Prepared by & return to:

Name: **KATRINA RIGGS, an employee of
TITLE OFFICES, LLC.**
Address: **3517 NORTH LECANTO HWY.
BEVERLY HILLS, FL 34465**
File No. **06I-08051**

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$245.00
2006063551 BK: 2049 PG: 873
09/14/2006 10:23 AM 1 PG
KCCR, DC Receipt #038068

Parcel I.D. #: 17 17 20 0220 00590 0030

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 7TH day of **September**, A.D. 2006, by ~~FRANCO~~ **ABRAHAM**

~~ABRAHAM~~, a Single Man, hereinafter called the grantor, to **ROBERT T. SANDERS and NICOLETTE A. MERSCH**, whose post office address is **4165 WEBBER STREET, SARASOTA, FL 34232**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Citrus County, State of Florida**, viz:

Lot 3, Block 59, CRYSTAL MANOR, UNIT NO. 2, according to the map or plat thereof as recorded in Plat Book 8, Pages 112 through 134, of the 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 he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 2006.

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:

Vivian Perez
Witness Signature
Vivian Perez
Printed Name

Lourdes Padierne
Witness Signature
Lourdes Padierne
Printed Name

Abraham Franco L.S.
~~Franco Abraham~~ **ABRAHAM FRANCO**
Address:
800 44TH COURT, MIAMI BEACH, FL 33140

STATE OF **FLORIDA**
COUNTY OF **DADE**

FRANCO The foregoing instrument was acknowledged before me this 7TH day of **September**, 2006, by ~~Franco~~ **ABRAHAM** ~~Abraham~~, who is known to me or who has produced **DRIVER LICENSE** as identification.

Malta L. Acosta
Notary Public
My commission expires 6-22-09

