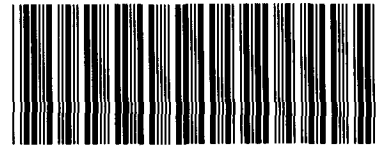


Prepared by  
Toni Duvall, an employee of  
First American Title Insurance Company  
9030 West Fort Island Trail, Suite 4  
Crystal River, Florida 34429  
(352)795-3535

Return to: Grantee

File No.: 1087-1305088



2006068316 6 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$54.50  
DOCUMENTARY TAX: \$585.90  
# 2006068316 BK:2056 PG:602  
10/05/2006 09:17 AM 6 PGS  
LFREIER,DC Receipt #040822

## WARRANTY DEED

This indenture made on 9/20/06 A.D., by

**David B. Black, Jeffrey D. Black, Robert F. Hancock and Sue R. McNaught**

whose address is: , 5940 NE 57th Loop, Silver Springs, FL 34488  
hereinafter called the "grantor", to

**Jason Andras and Denise Andras**

P.O. Box 640325, Beverly Hills, FL 34464

whose address is: ~~CITRUS COUNTY, Crystal River, FL 34429~~  
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:

**See Exhibit "A" attached hereto**

Parcel Identification Number: **1083702 and 17E-18S-24-0000-2A000-0160**

**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.

THE land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; 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 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

David B. Black  
David B. Black

Jeffrey D. Black  
Jeffrey D. Black

Robert F. Hancock  
Robert F. Hancock

Sue R. McNaught  
Sue R. McNaught

Signed, sealed and delivered in our presence:

Bronagh Duvall  
Witness Signature

Donna W. Aldridge  
Witness Signature

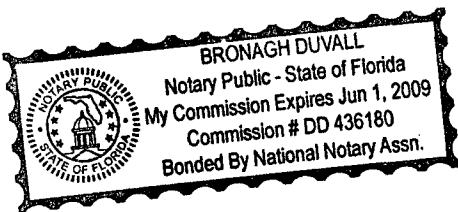
Print Name: Bronagh Duvall

Print Name: Donna W. Aldridge

State of **FL**

County of **Citrus**

The Foregoing Instrument Was Acknowledged before me on 9/20/06, by David B. Black and Jeffrey D. Black who is/are personally known to me or who has/have produced a valid driver's license as identification.



Bronagh Duvall  
NOTARY PUBLIC  
Bronagh Duvall  
Notary Print Name  
My Commission Expires: \_\_\_\_\_

**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 31st of 2005.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

\_\_\_\_\_  
David B. Black

Jeffrey D. Black  
Jeffrey D. Black

\_\_\_\_\_  
Robert F. Hancock

\_\_\_\_\_  
Sue R. McNaught

*Signed, sealed and delivered in our presence:*

Gail Herwehe  
Witness Signature

Print Name: Gail Herwehe

Kevin L. Smith  
Witness Signature

Print Name: Kevin L. Smith

State of **FL**

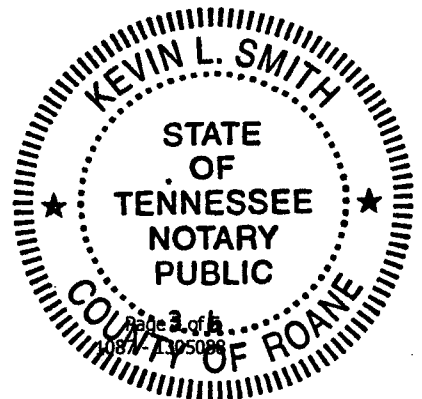
County of **Citrus**

**The Foregoing Instrument Was Acknowledged** before me on 9/20/06, by **David B. Black and Jeffrey D. Black** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Kevin L. Smith  
NOTARY PUBLIC

Kevin L. Smith  
Notary Print Name

My Commission Expires: July 14, 2008



\_\_\_\_\_  
David B. Black

\_\_\_\_\_  
Jeffrey D. Black

\_\_\_\_\_  
Robert F. Hancock

\_\_\_\_\_  
Sue R. McNaught

*Signed, sealed and delivered in our presence:*

Jean Vessenmeyer  
Witness Signature

Print Name: Jean Vessenmeyer

Vikki Caradonna  
Witness Signature

Print Name: VIKKI L. CARADONNA

State of **FL**

County of ~~Citrus~~ Pinellas

**The Foregoing Instrument Was Acknowledged** before me on Sept 20, 2006, by **Robert F. Hancock and Sue R. McNaught** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Janice Stewart  
NOTARY PUBLIC

Janice Stewart  
Notary Print Name  
My Commission Expires: 12/14/2008



David B. Black

Jeffrey D. Black

Robert F. Hancock  
Robert F. Hancock

Sue R. McNaught  
Sue R. McNaught

*Signed, sealed and delivered in our presence:*

Debra Hysell  
Witness Signature

Jennifer J. Molnar  
Witness Signature

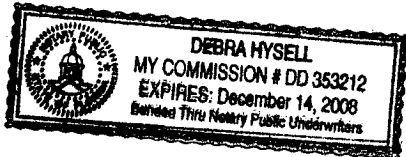
Print Name: Debra Hysell

Print Name: JENNIFER J. MOLNAR

State of **FL**

County of ~~Citrus~~ Charlotte

**The Foregoing Instrument Was Acknowledged** before me on 09/21/06, by **Robert F. Hancock and Sue R. McNaught** who is/are personally known to me or who has/have produced a valid driver's license as identification.



Debra Hysell  
NOTARY PUBLIC  
Debra Hysell  
Notary Print Name  
My Commission Expires: 12-14-08

**Exhibit "A"**

**BEGINNING AT A POINT FOUND BY MEASURING FROM THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 24, TOWNSHIP 18 SOUTH, RANGE 17 EAST, NORTH 0°20'10" WEST ALONG THE WEST LINE OF SAID 1/4-1/4-1/4 LINE 157 FEET, THENCE NORTH 89°20'04"EAST 150 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°20'04"EAST ALONG THE NORTH LINE OF A ROAD 50 FEET WIDE A DISTANCE OF 200 FEET, THENCE NORTH 0°20'10"WEST 200 FEET, THENCE SOUTH 89°20'04"WEST 200 FEET, THENCE SOUTH 0°20'10"EAST 200 FEET TO THE AFOREMENTIONED BEGINNING POINT. A/K/A LOTS 16, 17, 21 AND 22 OF UNRECORDED ROLLING HILLS UNIT ONE, CITRUS COUNTY, FLORIDA.**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.