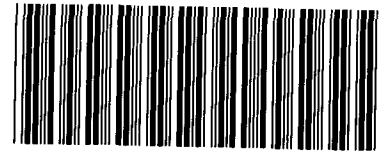


THIS INSTRUMENT PREPARED BY:
SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC.
659 NE Hwy 19
CRYSTAL RIVER, FLORIDA, 34429
PH: (352)-563-2727

RETURN TO:
Kenrick Charles and Mary Charles
Property Appraisers Parcel Identification (Folio) Number: 1817100030021300040



2007016907 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$75.60
2007016907 BK: 2107 PG: 862
03/20/2007 02:49 PM 1 PG
LFREIER, DC Receipt #009995

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of March, 2007 by Gobin L. Ramkissoon, Jr., whose post office address is:

5866 NW Iota Court, Port St. Luice, FL 34986

herein called the Grantor, to Kenrick Charles and Mary Charles, husband and wife whose post office address is:

2248 W. Winter Place, Citrus Springs, FL 34434

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)

WITNESSETH: 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 4, in Block 213, of CITRUS SPRINGS UNIT 3, according to the map or plat thereof as recorded in Plat Book 5, Pages 116 through 129, inclusive, Public Records of Citrus County, Florida.

Grantor hereby warrants and certifies that the herein described property is not his homestead property nor contiguous to his homestead property.

The grantor herein certifies that the herein described property is vacant land.

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, 2007.

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:

Jessica English
Witness #1 Signature

Jessica English
Witness #1 Printed Name

Antonio B
Witness #2 Signature

Antonio Barcenas
Witness #2 Printed Name

Gobin L. Ramkissoon, Jr.
Gobin L. Ramkissoon, Jr.

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 15 day of March, 2007 by Gobin L. Ramkissoon, Jr. who is personally known to me or has produced drivers license as identification.

SEAL

My Commission Expires:

Rhonda Bidetti
Notary Public
Rhonda Bidetti
Printed Notary Name

