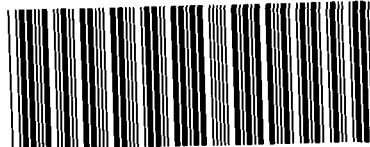


Prepared by:  
Robin M. Angelo  
Americhoice Title  
18125 US Hwy 41 North, Suite 209  
Lutz, Florida 33549

File Number: S07-0032



2007034688 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$1,329.30  
# 2007034688 BK:2132 PG:1388  
06/07/2007 02:28 PM 1 PG  
JPARRISH,DC Receipt #020198

General Warranty Deed

Made this June 6, 2007 A.D. By **Stephen D. Seabury, a married man**, 34705 Crusenberry Way, Zephyrhills, Fl 33541, hereinafter called the grantor, to **Ernest Paterno, a single man**, whose post office address is: 9-20 - 166th St., Apt. 8B, Whitestone, NY 11357, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot 8, Block B-193, OAK VILLAGE, SUGARMILL WOODS, according to the plat thereof as recorded in Plat Book 9, Pages 86-150, Plat Book 10, Pages 1-150, and Plat Book 11, Pages 1-16, Public Records of Citrus County, Florida: as amended in Plat Book 9, Page 87-A Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 18-20-13-0020-001930-0080

**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 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, 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 our presence:

Witness Printed Name Phyllis Rehfus  
Brenda L. Tillman  
Witness Printed Name Brenda L. Tillman

Leslie Seabury (Seal)  
**Leslie Seabury, as Attorney-In-Fact for Stephen D. Seabury**  
Address: 34705 Crusenberry Way, Zephyrhills, Fl 33541  
  
\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 6th day of June, 2007, by **Leslie Seabury, as Attorney-In-Fact for Stephen D. Seabury**, who is/are personally known to me or who has produced driver's license as identification.

Notary Public  
Print Name: Phyllis Rehfus  
My Commission Expires My Commission DD304726  
Expires March 28, 2008