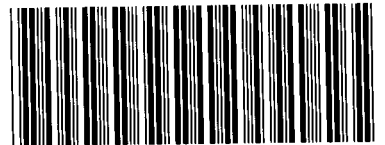


This instrument prepared by and RETURN TO:
Name: Patti Foster
Address: 10095 W. Pomendeho Drive,
Crystal River, FL 34428



2007063160 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$0.70
2007063160 BK:2172 PG:1700
11/05/2007 03:07 PM 2 PGS
LFCR,DC Receipt #035799

Return to:

Address:

Property Appraisers Parcel Identification Number(s):

Alternate Key No. 2791551

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 29 day of Oct., 2007, by Dennis Foster, a single man, whose post office address is P.O. Box 963, Englewood, Co 80151, first part, to John W. Foster and Patti Foster husband and wife, whose post office address is 10095 W. Pomendeho Drive, Crystal River, FL 34428 second party:

(Wherever used herein the terms "first part" and "second part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first part, for and in consideration of the sum \$10.00, in hand paid by the said second part, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

FOR LEGAL DESCRIPTION, SEE RIDER MARKED SCHEDULE A, ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

This Quit Claim Deed is being given in full satisfaction of that certain Land Contract executed by John W. Foster and Patti Foster husband and wife in favor of Dennis Foster, dated March 18, 2005 filed November 10, 2005 recorded in Official Records Book 1936, page 2171 of the Public Records of Citrus County, Florida, which Documentary Stamps have been paid and affixed thereto. (Prior to 1984 we need to check to see if the stamps were paid)

THE GRANTORS HEREIN, AVER AND ATTEST, THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THEIR LAWFUL HOMESTEAD, NOR ARE SAID CONTIGUOUS TO THE LANDS DESCRIBED AS THEIR HOMESTEAD IN THAT NEITHER THEY NOR ANY FAMILY MEMBER RESIDES THEREON.

To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Signature

CHRISTINA A. LUENCA
Printed Signature

[Signature]
Signature

Jennie D Regal
Printed Signature

[Signature]
Dennis Foster

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of October, 2007 by Dennis Foster, a single man, who is personally known to me or who produced Colorado Drivers License as identification and who did/did not take an oath.

[Signature]
Notary Public

My Commission Expires: 4/6/10

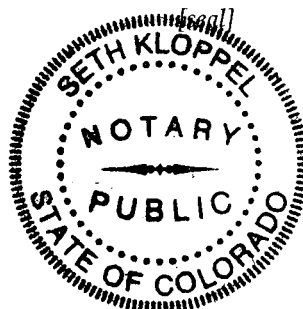


EXHIBIT "A"

LOT 53:

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 18 South, Range 17 East, thence North 88 degrees 58' 11" East along the North line of said Northeast 1/4 a distance of 280 feet, thence South 0 degrees 48' 22" East 25 feet, thence North 88 degrees 58' 11" East, parallel to said North line a distance of 100 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence South 65 degrees 31' 49" East 125.20 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence North 88 degrees 58' 11" East parallel to said North line a distance of 875 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16 degrees 52' 12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence South 74 degrees 09' 37" East 299.52 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 73 degrees 07' 44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence South 1 degrees 01' 53" East 314.99 feet, thence South 88 degrees 33' 44" West 340 feet, thence North 81 degrees 26' 16" West 836.20 feet to the Point of Beginning, thence continue North 81 degrees 26' 16" West 123.80 feet, thence North 16 degrees 58' 33" West 207.66 feet, thence East 216.39 feet, thence South 8 degrees 33' 44" West 219.60 feet to the Point of Beginning.

Subject to an easement across the following described lands for road right-of-way:

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 18 South, Range 17 East, thence North 88 degrees 58' 11" East along the North line of said Northeast 1/4 a distance of 280 feet, thence South 0 degrees 48' 22" East 25 feet, thence North 88 degrees 58' 11" East, parallel to said North line a distance of 100 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence South 65 degrees 31' 49" East 125.20 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence North 88 degrees 58' 11" East parallel to said North line a distance of 875 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16 degrees 52' 12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence South 74 degrees 09' 37" East 299.52 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 73 degrees 07' 44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence South 1 degrees 01' 53" East 314.99 feet, thence South 88 degrees 33' 44" West 340 feet, thence North 81 degrees 26' 16" West 836.20 feet to the Point of Beginning, thence continue North 81 degrees 26' 16" West 123.80 feet, thence North 16 degrees 58' 33" West 50 feet to a point on a cul-de-sac, concaved Southeasterly, having a central angle of 300 degrees and a radius of 50 feet, thence Northeasterly and Southeasterly along the arc of said cul-de-sac a distance of 74.65 feet to a point (chord bearing and distance between said points being South 64 degrees 12' 24" East 67.90 feet), thence South 81 degrees 26' 16" East 80.50 feet, thence South 8 degrees 33' 44" West 25 feet to the Point of Beginning.

Subject to an easement across the existing canal along the Northerly boundary thereof.

NOTE: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENT AGENCY RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE SUBDIVIDED PARCELS.

***FLOOD HAZARD WARNING: This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.