

This Document Prepared by:
Cindy Brotnitsky for
Citrus Land Title, LLC
4065 N. Lecanto Hwy, Suite 800
Beverly Hills, FL 34465



2007071319 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$612.50
2007071319 BK:2182 PG:2373
12/26/2007 09:12 AM 1 PG
KCCR,DC Receipt #039964

RETURN TO GRANTEE

File Number: 22070756

Property Appraisers Parcel Identification (Folio) Number: 18 18S 19E 0110 0026K 001B
SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made this 12th day of December, 2007, between Irene M. Sheldon, a single woman, Individually and as Trustee of the Irene M. Sheldon Living Trust dated November 15, 1995 and amended on October 25, 2004, Grantor(s), and Meryl K. Weber, a single woman, whose post office address is:

715 E. Hartford Street Merivale, FL 34442, Grantee(s):

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Condominium Unit 1B, Building 32, Phase XI, GREENBRIAR TWO, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 687, Page 1199 through 1261, as amended from time to time, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2008 and thereafter.

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:

Nancy Caldwell
Witness #1 Signature

NANCY J CALDWELL
Witness #1 Printed Name

Shana Raser
Witness #2 Signature

Shana Raser
Witness #2 Printed Name

Irene M. Sheldon
Irene M. Sheldon, Individually and as Trustee
1962 Coventry Circle, Jackson, MI 49201

STATE OF MICHIGAN
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 12 day of December, 2007, by Irene M. Sheldon, a single woman, Individually and as Trustee of the Irene M. Sheldon Living Trust dated November 15, 1995 and amended on October 25, 2004, she () is personally known to me or has provided Michigan Drivers license as identification.



MICHELLE KAUPPILA
Notary Public, Jackson County, Michigan
Acting in Jackson County
My Commission Expires July 25, 2012

Michelle E. Kauppila
Notary Signature

Michelle E. Kauppila
Notary Printed Name

My Commission Expires: July 25, 2012