



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

Return to: GRANTEE

File Number: 2208795

Property Appraisers Parcel Identification (Folio) Number: 14 18S 17E 0200 000B0 0120  
SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made this 15 day of January, 2008, between Lorena Suter, a married woman Grantor(s), and Anthony Gatzey, single man and Kimberly Troiano, a single woman as JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP whose post office address is 7155 W. Gator Lane, Crystal River, FL 34428, 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:

Lot 12 and 13, Block B of HIGHLAND ESTATES, according to the plat thereof as recorded in Plat book 7, Page 68, Public Records of Citrus County Florida.

The Grantor hereby certifies the above property is VACANT LAND and not her constitutional homestead as made for and provided for by the Laws of the State of 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:

[Signature]  
Witness #1 Signature

David Granata  
Witness # 1 Printed Name

[Signature]  
Witness #2 Signature

Amy Ward  
Witness #2 Printed Name

[Signature]  
Lorena Suter  
2357 Bexley Park Road, Bexley, OH 43209

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$84.00  
# 2008003647 BK: 2189 PG: 1036  
01/23/2008 12:38 PM 1 PG  
ATYRE, DC Receipt #001956

STATE OF Ohio  
COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January, 2008 by Lorena Suter, a married woman she () is personally known to me or has provided Drivers License as identification.



JASON J. LITTLE  
Notary Public, State of Ohio  
My Commission Expires  
March 6, 2012

[Signature]  
Notary Signature  
Jason J. Little  
Notary Printed Name