

Return to:
Name: Vesta Title Corp.
Address: 5488 Suncoast Blvd.
Homosassa, Florida 34446



2008026358 1 PG

This Instrument Prepared:
Deborah L. Harden
Vesta Title Corp.
5488 Suncoast Blvd.
Homosassa, Florida 34446

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
10-17S-18E-0200-12960-0050
Grantee(s) S.S.#(s):
File No:208041351

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$56.00
2008026358 BK:2219 PG:1634
05/29/2008 11:10 AM 1 PG
NWEIGESHOF, DC Receipt #014217

WARRANTY DEED

This Warranty Deed Made the 27 day of May, 2008, by Margaret Fleming, f/k/a Margaret Fleming Killian, Individually and as Successor Trustee, U/D/T September 4, 1981, hereinafter called the grantor, whose post office address is: 874 St. Clair Ave., Grosse Pointe, Michigan 48230

to Equity Trust Company, Custodian, FBO Bruce Matthias IRA, whose post office address is: 225 Burns road, Elyria, Ohio 44035, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$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, Florida**, to wit:

Lot 5, Block 1296, Citrus Springs Unit 20, according to the plat thereof, as recorded in Plat Book 7, Page 52 through 66, Public Records of Citrus County, Florida.

Grantor warrants and certifies that the marriage between Calvin Fleming and Mildred E. Fleming was continuous and uninterrupted from the time of marriage through the date of his death.

The property is **not** the homestead of the Grantor(s).

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 2007, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

Witness Signature:

Printed Name:

Deonna Dinges
Deonna Dinges

Margaret Fleming
Margaret Fleming, Individually and as Successor Trustee

Witness Signature:

Printed Name:

Krystal Quint
Krystal Quint

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 27th day of May, 2008, by Margaret Fleming, f/k/a Margaret Fleming Killian, Individually and as Successor Trustee, U/D/T September 4, 1981, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

9-10-2013

Maria D. Borka
Maria D. Borka

Printed Name:
Notary Public
Serial Number

MARIA D. BORKA
Notary Public - Michigan
Macomb County

My Appointment Expires September 10, 2013

