

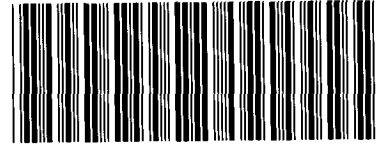
**Prepared by:**

**LEONARD FRISHMAN, Esq.**  
1801 NW Highway 19, Suite #283  
Crystal River, Florida 34428

**When recorded return to:**

**BETTYE S. SELF**  
11129 W. Cedar Lake Drive  
Crystal River, Florida 34428

**Property Appraiser's Parcel Identification  
No. 17E18S060010 000B0 0260**



**2008032510 3 PGS**

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$27.00  
DOCUMENTARY TAX: \$0.70  
# 2008032510 BK:2227 PG:709  
07/02/2008 02:08 PM 3 PGS  
LFCR,DC Receipt #017865

(Space above this line reserved for recording office use only)

**WARRANTY DEED**

THAT **BETTYE S. SELF** (hereinafter referred to as "Grantor"), who resides at 11129 W. Cedar Lake Drive, Crystal River, Citrus County, Florida 34428, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **BETTYE S. SELF**, Trustee (such Trustee hereinafter referred to as "Grantee") of the **BETTYE S. SELF REVOCABLE TRUST** (the "Trust"), such Grantee having an address of 11129 W. Cedar Lake Drive, Crystal River, Florida 34428, and such Trust having been established under that certain revocable Trust Agreement dated July 2, 2008, by and between **BETTYE S. SELF**, as grantor, and **BETTYE S. SELF**, as Trustee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, all of Grantor's interest in and to the real property together with all improvements situated thereon described AS:

Lot 26, Block "B", CEDAR LAKE ESTATES, according to the plat thereof as recorded in Plat Book 11, Pages 130 and 131, Public Records of Citrus County, Florida. (Such interest is hereinafter referred to as "Subject Property").

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the Trust full rights of ownership as authorized by Section 689.071 of the Florida Statutes.

Further, the terms of the Trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and is recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the Trust to homestead exemption status if all of the requirements are met.

This Warranty Deed was prepared without the benefit of title insurance.

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.


The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Citrus County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Following the conveyance made by this deed, the **BETTYE S. SELF REVOCABLE TRUST** shall own all of the Subject Property.

Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED on July 2, 2008.

  
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**BETTYE S. SELF**, Grantor

We, the undersigned witnesses, certify that the foregoing Deed was signed by the Grantor in our presence, and we, the undersigned witnesses, sign our names hereunto as witnesses at the request

and in the presence of the Grantor, and in the presence of each other, on July 2, 2008.

*Holly M. Franczkowski*

**HOLLY M. FRANCKOWSKI**

Crystal River, Florida

*Wendy M. Bauer*

**WENDY M. BAUER**

Crystal River, Florida

**THE STATE OF FLORIDA**

§

§

**COUNTY OF CITRUS**

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The foregoing instrument was acknowledged before me, the undersigned authority, by **BETTYE S. SELF**, Grantor, who produced a Florida driver's license that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, and who signed such instrument in the presence of **HOLLY M. FRANCKOWSKI**, a witness who is personally known to me, and of **WENDY M. BAUER**, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on July 2, 2008.

*Linda S. Mathews*

Notary Public, State of Florida

Notary's printed name: \_\_\_\_\_

NOTARY PUBLIC - STATE OF FLORIDA  
 Linda S. Mathews  
Commission # DD617373  
Expires: NOV. 26, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.