

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**Dawn Martone**  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel I.D. No: 20E-19S-18-0050-C0010-0010



2008042282 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$1,575.00  
# 2008042282 BK:2239 PG:897  
09/02/2008 02:57 PM 1 PG  
TWHITE,DC Receipt #024034

Space Above This Line For Recording Data

**THIS WARRANTY DEED**

made the 26th day of August, 2008 by  
**DAVID A. TOMER and FELICE H. TOMER, husband and wife**, herein called the grantors, to **MAMA BEAR, LLC**, whose post office address is, **811 ZEPHYR STREET, INVERNESS, FL 34450**, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the grantors, for and in consideration of the sum of \$225,000.00 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, State of Florida, viz.:

**BLOCK 1, IN THE SOUTH 1/2 OF GOVERNMENT LOT 2 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 20 EAST, LA BELLE ADDITION TO THE CITY OF INVERNESS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 29, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

**DAWN MARTONE**  
Witness #1 Printed Name

DAVID A. TOMER

1000 E. SKYVIEW LANDINGS DR., HERNANDO, FL 34442

Witness #2 Signature

**Jeremy Cassiano**  
Witness #2 Printed Name

FELICE H. TOMER

1000 E. SKYVIEW LANDINGS DR., HERNANDO, FL 34442

**STATE OF FLORIDA  
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 26th day of August, 2008 by **DAVID A. TOMER and FELICE H. TOMER, husband and wife** who are personally known to me or have produced **Driver's License** as identification.

**SEAL**

Notary Public



My commission expires:

Printed Notary Name