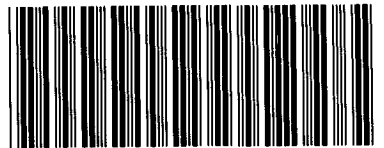


Documentary Stamps paid in Official Records Book 2274, Page 1984
Public Records of Citrus County, Florida.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Jessica Holcomb
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: 36-17S-19E-0030-00120-0060



2009011433 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
2009011433 BK:2274 PG:1986
03/16/2009 01:51 PM 1 PG
JCARROLL, DC Receipt #008037

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 11 day of March, 2009 by DENALI DEVELOPMENT GROUP, LLC, herein called the grantor, to ELLEN NADINE SPENCE and DAVID A. SPENCE, husband and wife whose post office address is 6360 N. SHOREWOOD, HERNANDO, FL 34442, hereinafter called the Grantees: (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 grantor, for and in consideration of the sum of \$77,000.00 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.:

Lot 6, Block 12, of RIVER LAKES MANOR UNIT NO. 3, according to the plat thereof as recorded in Plat Book 4, pages 47 and 48, 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 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, 2008.

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:

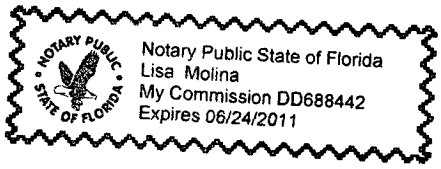
Lisa Molina
Witness #1 Signature
Lisa Molina
Witness #1 Printed Name
Kelli S. Fogleman
Witness #2 Signature
Kelli S. Fogleman
Witness #2 Printed Name

DENALI DEVELOPMENT GROUP, LLC
[Signature]
RICK HEERS, MANAGING MEMBER
1628 SE 7th St. Deerfield Beach, FL 33441

**STATE OF FLORIDA
COUNTY OF**

The foregoing instrument was acknowledged before me this 11 day of March, 2009 by RICK HEERS, MANAGING MEMBER of DENALI DEVELOPMENT GROUP, LLC on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires:

6/24/2011

Lisa Molina
Notary Signature
Lisa Molina
Printed Notary Signature