

2009012107 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$0.70
2009012107 BK:2275 PG:1480
03/19/2009 10:25 AM 3 PGS
JCARROLL,DC Receipt #008698

TOTAL CONSIDERATION: \$10.00
THIS DOCUMENT PREPARED BY:
WHEN RECORDED, MAIL TO:
(Without search of title and
pursuant to the legal description
furnished by the Party of the First Part)
Gregory G. Gay, Esq.
The Nature Coast Law Offices of
Gay & Ehrhardt, P.A.
5318 Balsam St.
New Port Richey, FL 34652
(727) 849-1122

WARRANTY DEED

THIS INDENTURE, made this 4th day of MARCH, 2009
BETWEEN Irene R. Hupp, an unmarried woman and Russell A. Hupp, Jr., a single man,
whose address is P. O. Box 170, Lecanto, Florida 34460, parties of the first part, and CAJR
RENTALS, LLC, a Florida Limited Liability Company, whose post office address is P. O.
Box 170, Lecanto, Florida 34460, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the
sum of TEN AND NO/100 Dollars (\$10.00), to their in hand paid by the said party of the
second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to
the said party of the second part, her heirs and assigns forever, the following described land,
situate and being in the County of Citrus, State of Florida, to-wit:

Commence at the NW corner of Lot 3, Block A, CONNELL HEIGHTS, UNIT 6, as
recorded in Plat Book 8, Pages 9 and 10 of the Public Records of Citrus County,
Florida; thence N 89 deg. 32 min. 59 sec east along the north line of said Block A, a
distance of 4.67 feet to a point on the West line of the NE quarter of the NW quarter
of Section 31, Township 18 South, Range 18 East, thence N 0 deg. 25 min. 8 sec. W
along the W line a distance of 726.99 feet; thence N 89 deg. 38 min 16 sec E, 630
feet, thence N 0 deg. 25 min. 8 sec W 137.50 feet to the Point of Beginning; thence
continue N 0 deg. 25 min 08 sec W 137.50 feet; thence N 89 deg 38 min 16 sec E
190.58 feet to a point on the W right-of-way line of Conant Avenue as shown on the
Plat of Pine Tree Homesites as recorded in Plat Book 3, Page 2 of the Public Records
of Citrus County, Florida; thence S 0 deg 34 min 32 sec E along the W right-of-way
line a distance of 137.50 feet; thence S 89 deg 38 min 16 sec W 190.95 feet to the
Point of Beginning and together with that certain easement as described in Official
Record Book 780, Page 1824, Public Records of Citrus County, Florida.

Subject to zoning, easements, and restrictions of record and lien of 2009 real property
taxes.

Parcel ID No.: 2862670

THIS IS NOT THE HOMESTEAD PROPERTY OF EITHER PARTY OF THE FIRST PART.

The parties of the first part hereby covenants with the party of the second part that the parties of the first part has good, right and lawful authority to sell and convey said land, and hereby warrants the title to said land for any acts of the parties of the first part and will defend the same against the lawful claims of all persons claiming by, through or under the said parties of the first part.

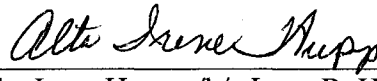
This transfer is exempt from documentary stamp tax because the party of the second part is solely owned by the party of the first part. Crescent Miami Center, LLC v Florida Department of Revenue, 903 So. 2nd 913 (2005).

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

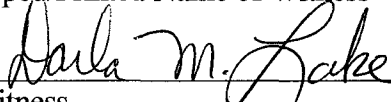


Witness



Alta Irene Hupp a/k/a Irene R. Hupp

ROBERT L. EHRHARDT
Typed/Printed Name of Witness

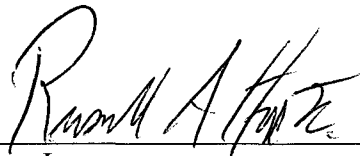


Witness

DARLA M. LAKE
Typed/Printed Name of Witness



Witness



Russell A. Hupp, Jr.

ROBERT L. EHRHARDT
Typed/Printed Name of Witness



Witness

DARLA M. LAKE
Typed/Print Witness Name

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Alta Irene Hupp a/k/a Irene R. Hupp () who is personally known to me, or () who has produced FLORIDA DRIVERS LICENSE as identification, and who executed the foregoing instrument voluntarily for the purposes therein expressed.

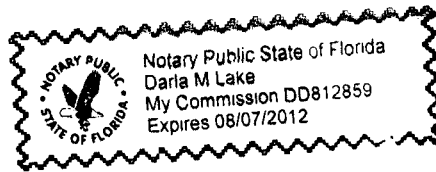
WITNESS my hand and official seal at Crystal River, County of Citrus and State of Florida, this 4th day of MARCH, 2009.

Darla M. Lake
Notary Public - State of Florida

DARLA M. LAKE
Typed/Printed Name of Notary Public

My Commission Expires:

STATE OF FLORIDA
COUNTY OF CITRUS



I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Russell A. Hupp, Jr. () who is personally known to me, or () who has produced FLORIDA DRIVERS LICENSE as identification, and who executed the foregoing instrument voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at CRYSTAL RIVER, County of CITRUS and State of Florida, this 4th day of MARCH, 2009.

Darla M. Lake
Notary Public - State of Florida

DARLA M. LAKE
Typed/Printed Notary Name

My Commission Expires:

