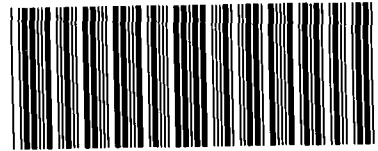


Rec 10.00  
SS 70

Return to:  
Name:  
Address:



2009031598 1 PG

This Instrument Prepared:  
**Brenda L. Buta**  
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.

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$0.70  
# 2009031598 BK: 2299 PG: 2146  
07/20/2009 09:25 AM 1 PG  
ATYRE, DC Receipt #024400

Property Appraisers Parcel I.D. (Folio) Number(s):  
**17 18S 17E 0210 000A0 0140**  
Grantee(s) S.S.#(s):  
File No: **209051616**

**WARRANTY DEED**

**This Warranty Deed Made the 10th day of July, 2009, by John W. Durbin Sr., a single man, , hereinafter called the grantor, whose post office address is: 3875 N. Eagle Point Crystal River, Flj. 34428**

**to John W. Durbin/Sr and Susan Bailey, as Joint tenants With Right of Survivorship, Not as tenants in Common whose post office address is: 3875 N. Eagle Point, Crystal River, Florida 34428, hereinafter called the grantee,**

WITNESSETH: That said grantor, for and in consideration of the sum of <sup>Ten</sup> 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 14, in Block "A", of INDIAN WATERS, UNIT NO. 1, according to the map or plat thereof as recorded in Plat Book 4, page 57, Public Records of Citrus County, Florida.**

**\*This Deed is to create tenancyship only\***

**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, 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.

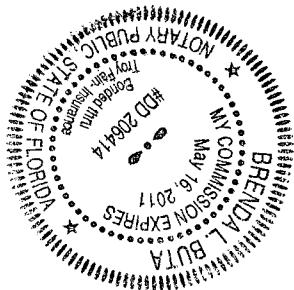
Signed, sealed and delivered in our presence:

Witness Signature: [Signature] [Signature]  
Printed Name: **Brenda L. Buta** **John W. Durbin, Sr.,**  
**John**  
Witness Signature: [Signature]  
Printed Name: **Deborah L. Harden**

STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 10th day of July, 2009, by James W. Durbin, Sr., who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:



[Signature]  
Printed Name: **Brenda L. Buta**  
Notary Public  
Serial Number