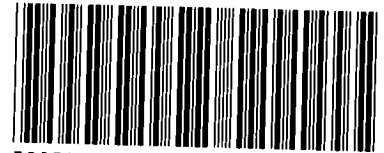


18.50
70

This instrument prepared by:
Donald F. Perrin, Esq.
DONALD F. PERRIN, P.A.
Post Office Box 250
Inverness, FL 34451-0250
(352) 726 - 6767



2009034968 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
2009034968 BK:2304 PG:44
08/07/2009 03:04 PM 2 PGS
KCCR,DC Receipt #027137

Parcel I.D. No. 11 18S 18E 0050 00770 0020

CLT

SPECIAL WARRANTY DEED

THIS INDENTURE made this 27th day of June, 2009 between

JACK SEWALL, Trustee under the Revocable Living Trust of GRETA MARKERT DATED MAY 27, 1992

whose post office address is: **311 Colonnade Court, Kissimmee, FL 34758**, grantor* and

URSULA NEUTSCH

whose post office address is: **33-40 83rd Street, Jackson Heights, NY 11372-1456**, grantee*.

That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said grantee, and grantee's heirs and assigns forever, the following described land situate, lying and being in **Citrus County, Florida**:

Lot 2, Block 77, BEVERLY HILLS UNIT NUMBER FIVE, according to the plat thereof as recorded in Plat Book 9, Page 2, of the Public Records of Citrus County, Florida.

SUBJECT TO easements, restrictions, covenants, limitations and conditions of record, if any.

SUBJECT TO lien of taxes for 2009 and subsequent.

Neither the Trustee named herein, nor the spouse thereof or anyone whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

To have and to hold the premises together with all of the rights, hereditary property, ways, and appurtenances belonging or at all appertaining to the premises, to the grantee above named, grantee's heirs, successors and assigns forever.

Grantor covenants that the premises are free from all encumbrances made by grantor, and grantor does hereby bind grantor and grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the grantee above named and grantee's heirs, successors and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the grantor, but not otherwise.

IN WITNESS WHEREOF, the grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Stephanie Harmon
Signature of First Witness

Stephanie Harmon
Print Name of First Witness

Jane L. Ford
Signature of Second Witness

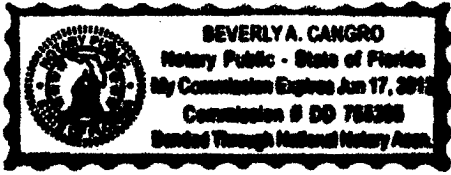
Jane L. Ford
Print Name of Second Witness

Jack Sewall

JACK SEWALL, Trustee
311 COLONADE COURT
KISSIMMEE FL 34758

STATE OF FLORIDA
COUNTY OF Alake

The foregoing instrument was acknowledged before me this 27 day of June, 2009 by **JACK SEWALL**, as **Trustee under the Revocable Living Trust of GRETA MARKERT**. who is personally known to me or has produced Fl Idlis as identification.



Beverly A Cangro
Notary Public
Name:
Commission Expires:
Commission No.:

(affix notary seal/stamp)