

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: 23-20E-20S-3A000-0020



SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 28 day of August, 2009 by DENALI DEVELOPMENT GROUP, LLC, herein called the grantor, to KEIKO H. SCHMITT whose post office address is 9377 S. KINGFISH TERR., FLORAL CITY, FL 34436, 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 grantor, for and in consideration of the sum of \$40,000.00 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 2 OF KAUFMAN AND RENES, AN UNRECORDED SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 20 EAST; RUN THENCE N. 89 DEG. 57' 15" E., 1100.11 FEET ALONG THE CENTER LINE OF A COUNTY ROAD; RUN THENCE N. 0 DEG. 24' 15" E., 537 FEET, FOR THE POINT OF BEGINNING; RUN THENCE N. 0 DEG. 24' 15" E., 85 FEET; THENCE N. 63 DEG. 04' 15" W., 87.92 FEET; THENCE S 29 DEG. 24' 15" W., 90 FEET; THENCE S. 69 DEG. 10' 10" E., 130.51 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH UNDIVIDED 1/27 INTEREST IN PARK AREA DESCRIBED IN OFFICIAL RECORDS BOOK 186, PAGE 376 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. AND TOGETHER WITH EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 186, PAGE 376, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

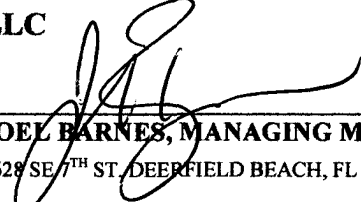
**TO HAVE AND TO HOLD**, the same in fee simple forever.

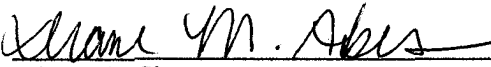

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all 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:

**DENALI DEVELOPMENT GROUP, LLC**

  
**JOEL BARNES, MANAGING MEMBER**  
1628 SE 7<sup>TH</sup> ST, DEERFIELD BEACH, FL 33441

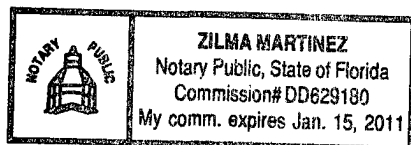
  
Witness #1 Signature  
Diane M. Abers  
Witness #1 Printed Name  
  
Witness #2 Signature  
William R. Cook  
Witness #2 Printed Name

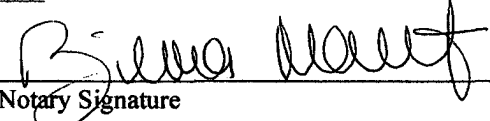
OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$280.00  
# 2009040067 BK: 2309 PG: 2288  
09/09/2009 02:34 PM 1 PG  
JCARROLL, DC Receipt #030996

**STATE OF FLORIDA**  
**COUNTY OF Broward**

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August, 2009 by JOEL BARNES, MANAGING MEMBER of DENALI DEVELOPMENT GROUP, LLC on behalf of the corporation. He/She is personally known to me or has produced FLDL as identification.

**SEAL**



  
Notary Signature  
Zilma Martinez  
Printed Notary Signature

My Commission Expires: