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2009040113 2 PGS

This Document Prepared by:
Cindy Brotnitsky for
Citrus Land Title, LLC
4051 N. Lecanto Hwy
Beverly Hills, FL 34465

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$840.00
2009040113 BK:2310 PG:1
09/10/2009 08:09 AM 2 PGS
KCCR,DC Receipt #031037

RETURN TO GRANTEE

File Number: 22091606

Property Appraisers Parcel Identification (Folio) Number: 11 18S 18E 0050 00870 0100
SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made this 20 day of August, 2009, between Michael L. Radzyniak and Rita P. Radzyniak, husband and wife, Grantor(s), and Michael T. Davis and Lanetta J. Davis, husband and wife, whose post office address is

96 S. Davis St. Beverly Hills, FL 34465, Grantee(s):

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions and reservations of record and to taxes for the year 2009 and thereafter.

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:

Cindy Brotnitsky
Witness #1 Signature

Michael L. Radzyniak
Michael L. Radzyniak

96 S. Davis St., Beverly Hills, FL 34465

Cindy Brotnitsky
Witness # 1 Printed Name

Rita P. Radzyniak
Rita P. Radzyniak

96 S. Davis St., Beverly Hills, FL 34465

Jessica C. Duce
Witness #2 Signature

Jessica C. Duce
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 20 day of August, 2009, by Michael L. Radzyniak and Rita P. Radzyniak, husband and wife, who () is personally known to me or has provided FL DL as identification.

SEAL  **Cindy Brotnitsky**
Commission # DD537362
Expires April 5, 2010
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Cindy Brotnitsky
Notary Signature

Cindy Brotnitsky
Notary Printed Name

My Commission Expires:

Exhibit "A"

Lot 10, Block 87, BEVERLY HILLS UNIT NUMBER FIVE, according to the plat thereof as recorded in Plat Book 9, Pages 2 through 5, inclusive of the Public Records of Citrus County, Florida.

AND

Begin at the most Southerly corner of Lot 8, Block 87, of BEVERLY HILLS UNIT NUMBER FIVE, according to the plat thereof as recorded in Plat Book 9, Pages 2 through 5, inclusive, Public Records of Citrus County, Florida, thence N. 51° W. along the Southwesterly line of said Lot 8 a distance of 120 feet to the most Westerly corner of said Lot 8, thence N. 39° E. along the Northwesterly line of said Lot 8 a distance of 37.50 feet, thence S. 51° E. 120 feet to a point on the Southeasterly line of said Lot 8, thence S. 39° W. along said Southeasterly line a distance of 37.50 feet to the Point of Beginning.