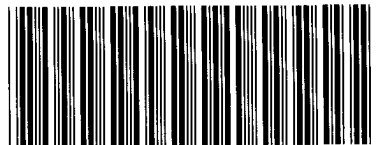


Prepared by and return to:
Mitzi Robinson
LandStar Settlement Services, LLC
20757 West Pennsylvania Avenue
Dunnellon, FL 34431

Rec 11-
St 35-
Sur _____
Int _____
Tot 46-



2009046474 1 PG

File Number: 09467-DN

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$12.00
DOCUMENTARY TAX: \$35.00
2009046474 BK:2317 PG:1438
10/19/2009 10:54 AM 1 PG
JSOSNICKI,DC Receipt #035707

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 14 day of October, 2009, between Roland Earl Blackmon, whose post office address is 621 Aldama Court Ocoee, FL 34761, and David E. Blackmon whose post office address is 2820 E. Possum Court Inverness, FL 34453 and David E. Blackmon, as Guardian of the Property of Jiana L.I. Blackmon, a minor, grantor, and Gerald P. Bird and Kathleen I. Bird, husband and wife whose post office address is 10821 - 117 Lane, Seminole, FL 33778, grantee:

(Whenever 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, trusts and trustees)

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:

Lots 1 & 2, Block B, PARKER SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 59, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1026261

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR(S) NAMED HEREIN. THIS IS IN FACT VACANT LAND.

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 December 31, 2008.

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:

Ann E. Lague
Witness Name: Ann E. Lague

Roland Earl Blackmon
Roland Earl Blackmon

Mitzi J. Robinson
Witness Name: Mitzi J. Robinson

David E. Blackmon
David E. Blackmon

State of FLORIDA
County of MARION

David E. Blackmon
David E. Blackmon, as Guardian of the Property of
Jiana L.I. Blackmon, a minor

The foregoing instrument was acknowledged before me this 14 day of OCTOBER, 2009 by Roland Earl Blackmon and David E. Blackmon, he () is personally known to me or () has produced their driver's license as identification.



Mitzi J. Robinson
MY COMMISSION # DD577639 EXPIRES
September 4, 2010
BONDED THRU TROY FAIN INSURANCE, INC

Mitzi J. Robinson
Notary Public
Printed Name: Mitzi J. Robinson
My Commission Expires: 9/4/2010