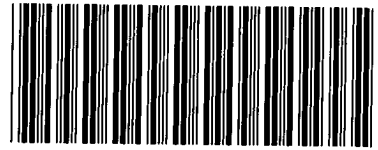


Return to: **Shari Justice**  
Name: **Stewart Title Company**  
Address: **4771 South Suncoast Blvd.**  
**Homosassa, Florida 34446**



2009049098 1 PG

This Instrument Prepared by:  
**Shari Justice**  
**Stewart Title Company**  
**4771 South 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: \$105.00  
# 2009049098 BK:2320 PG:1087  
11/03/2009 09:44 AM 1 PG  
KCCR,DC Receipt #037595

Property Appraisers Parcel I.D. (Folio) Number(s):  
**17E19S36 0230 00390 00G0**  
File No:**9010799 - 2303**

**WARRANTY DEED**  
(CORPORATION)

**This Warranty Deed Made the 21 day of October, 2009, by Lauren Financial Services, LLC, a Florida limited liability company and having its place of business at 7165 S. Suncoast Blvd., Homosassa, Florida 34446, hereinafter called the grantor,**

**to Ronald Olejniczak, whose post office address is: 4196 W BOYER CT HOMOSSASSA FL 34446, hereinafter called the grantee,**

WITNESSETH: That said grantor, for and in consideration of the sum of \$15,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in CITRUS County, Florida, to wit:

Lot G of Tract 39, Green Acres Addition Three, according to the plat thereof recorded in Plat Book 5, Pages 60 to 63, inclusive, of the Public Records of Citrus County, Florida, more particular described as follows: Lot G: Commence at the Northeast corner of Tract 39, Green Acres Unit No. 3, as recorded in Plat Book 5, Pages 60 to 63, of the Public Records of Citrus County, Florida, thence S 0°11'40" E along the East line of said Tract 39, a distance of 441.69 feet to the Point of Beginning, thence continued S 0°11'40" E along said East line, a distance of 114.0 feet, thence S 89°33' W parallel to the North line of said Tract 39, a distance of 200.0 feet, thence N 0°11'40" W parallel to said East line, a distance of 114.0 feet, thence N 89°33' E parallel to said North line, a distance of 200.0 feet to the Point of Beginning. Subject to a 15 foot wide easement along the North boundary for road right-of-way.

**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 2008, reservations, restrictions and easements of record, if any.

*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*

**In Witness Whereof**, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES**  
**(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

ATTEST: \_\_\_\_\_

Witness Signature: *Shari Justice*  
Printed Name: SHARI JUSTICE

Secretary  
**Lauren Financial Services, LLC**

Witness Signature: *Lindsay Smith*  
Printed Name: LINDSAY SMITH

BY: *Christopher P. Nielsen*  
Christopher P. Nielsen, Managing Member

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 21 day of OCT, 2009, by Christopher P. Nielsen as Managing Member of Lauren Financial Services, LLC, on behalf of the LLC. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission expires:

*Shari Justice*  
Notary Public Signature  
Printed Name:  
Serial Number:

(SEAL)

