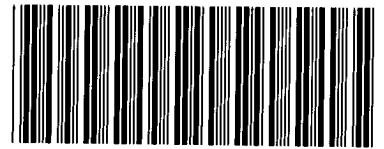


**This Instrument Prepared by and Return To:**

Edward W. Soulsby, Esq.  
**KENNETH B. WHEELER, LL.M. TAX, P.A.**  
1155 Louisiana Avenue, Suite 100  
Winter Park, Florida 32789-2351  
(407) 645-1779

**Parcel Identification Number(s): 17E19S310030 0260**

**RETURN BY: MAIL (XX) PICK UP ( )** \_\_\_\_\_



**2009050506 2 PGS**

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$0.70  
# 2009050506 BK: 2322 PG: 140  
11/12/2009 10:58 AM 2 PGS  
JCARROLL, DC Receipt #038708

**WARRANTY DEED**

**THIS INDENTURE**, made this ~~28~~<sup>28<sup>m</sup></sup> day of October, 2009, GEORGE F. HANSFORD and PATRICIA P. HANSFORD, as co-Trustees of the GEORGE HANSFORD FAMILY LIVING TRUST u/a dated March 17, 2005, with full power and authority either to protect, conserve and to sell and convey, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described, hereinafter called "GRANTOR," and, CANAL FRONT PROPERTIES, LLC, a Florida limited liability company, whose Post Office address is 1623 Patton Avenue, Apopka, FL 32703, hereinafter called "GRANTEE."

**WITNESSETH**, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto Grantee and its heirs, successors, and assigns forever, that certain land lying and being in Citrus County, Florida (the "Property"), more particularly described as follows:

**Lot 26, less the East 10 feet of said Lot reserved for existing Public Road, of SIESTA SHORES UNIT 2, according to the Plat thereof as recorded in Plat Book 3, Page(s) 50, of the Public Records of Citrus County, Florida.**

**SUBJECT TO** Easements and restrictions of record, if any.

This subject Property is not the homestead of the Grantor.

**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 Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is being conveyed free of all liens and encumbrances except taxes accruing after December 31, 2008, and easements, restrictions and encumbrances of record, if any.

IN WITNESS WHEREOF, the Grantor has executed these presents on the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:

*[Signature of Kenneth B. Wheeler]*

Witness

**Kenneth B. Wheeler**

Printed Name

*[Signature of Edward W. Soulsby]*

Witness Edward W. Soulsby

Printed Name

*[Signature of Kenneth B. Wheeler]*

Witness

**Kenneth B. Wheeler**

Printed Name

*[Signature of Edward W. Soulsby]*

Witness

**Edward W. Soulsby**

Printed Name

*[Signature of George F. Hansford]*

GEORGE F. HANSFORD, co-Trustee of the  
GEORGE HANSFORD FAMILY LIVING  
TRUST u/a dated March 17, 2005,  
1623 Patton Avenue  
Apopka, Florida 32703  
"Grantor"

*[Signature of Patricia P. Hansford]*

PATRICIA P. HANSFORD, co-Trustee of the  
GEORGE HANSFORD FAMILY LIVING  
TRUST u/a dated March 17, 2005,  
1623 Patton Avenue  
Apopka, Florida 32703  
"Grantor"

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 2009, by GEORGE F. HANSFORD, as co-Trustee of the GEORGE HANSFORD FAMILY LIVING TRUST u/a dated March 17, 2005, \_\_\_ who is personally known to me or  who produced a Florida Driver's License as identification.

*[Signature of Edward W. Soulsby]*  
Notary Public, State of Florida

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of October, 2009, by PATRICIA P. HANSFORD, as co-Trustee of the GEORGE HANSFORD FAMILY LIVING TRUST u/a dated March 17, 2005, \_\_\_ who is personally known to me or  who produced a Florida Driver's License as identification.

*[Signature of Edward W. Soulsby]*  
Notary Public, State of Florida

