



2009053130 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$38.50
2009053130 BK:2324 PG:2386
11/30/2009 02:53 PM 1 PG
TWHITE,DC Receipt #040492

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Martone
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: 20E-19S-21-0020-02640-0430

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 23rd day of November, 2009 by **ELIAS AYALA, JR.**, herein called the grantor, to **DONALD MCFARLAND CONSTRUCTION, INC.**, whose post office address is, **3400 E. ROTOR WING PATH, HERNANDO, FLORIDA 34442**, 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 \$5,500.00 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.:

LOTS 43 AND 44, BLOCK 264, INVERNESS HIGHLANDS SOUTH, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 51 THROUGH 66, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

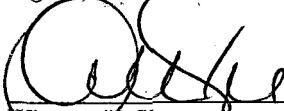
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

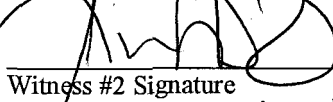
Signed, sealed and delivered in the presence of:



Witness #1 Signature

DAWN MARTONE

Witness #1 Printed Name



Witness #2 Signature

Jessica Holcomb

Witness #2 Printed Name



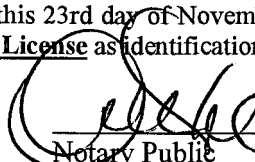
ELIAS AYALA, JR.

11771 SE 71 CT, BELLEVIEW, FL 34420

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 23rd day of November, 2009 by ELIAS AYALA, JR. who is personally known to me or has produced **Driver's License** as identification.

SEAL



Notary Public

My commission expires:

Printed Notary Name

