

R.

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
BONNIE B. BRIDGES  
CHELSEA TITLE OF THE NATURE COAST, INC.  
13175 SPRING HILL DRIVE  
SPRING HILL, FLORIDA 34609  
Property Appraisers Parcel Identification (Folio) Numbers:  
Grantee SS #:



2010005579 1 PG

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 4th day of February, 2010 by MICHAEL J. KIERZYNSKI, herein called the grantor, to MULTIPLE PROPERTY INVESTMENTS, LLC, whose post office address is 7299 WINTER STREET, BROOKSVILLE, FL 34613; 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 \$45,000.00 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 Hernando County, State of Florida, viz.:

Beginning at a point on the West Boundary of the NE 1/4 of NW 1/4 of Section 7, Township 19 South, Range 20 East, Citrus County, Florida, 140 feet North from the SW Corner of the NE 1/4 of NW 1/4 of said Section 7, thence North along said West Boundary 100 feet, thence East 138 feet, thence South 100 feet, thence West 138 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and to taxes for the year 2010 and thereafter.

**THIS IS NOT THE CONSTITUTIONAL HOMESTEAD OF MICHAEL J. KIERZYNSKI WHO RESIDES AT** 5365 Keyville Ave Spring Hill, FL 34608

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, 2009.

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:

Theresa Busin

Witness #1 Signature

Theresa Busin

Witness #1 Printed Name

Susan Ferriero

Witness #2 Signature

Susan Ferriero

Witness #2 Printed Name

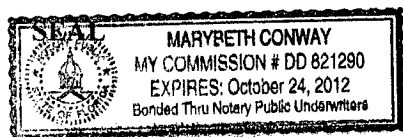
Michael J. Kierzynski

MICHAEL J. KIERZYNSKI  
5143 COMMERCIAL WAY, SPRING HILL, FL 34606

Theresa Busin

STATE OF FLORIDA  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 4th day of February, 2010 by MICHAEL J. KIERZYNSKI who is personally known to me ~~or has produced~~ identification.



My Commission Expires:

10/24/12

Marybeth Conway  
Notary Public

Printed Notary Name

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$315.00  
# 2010005579 BK:2337 PG:276  
02/09/2010 11:03 AM 1 PG  
JCARROLL, DC Receipt #004434