

2010045654 3 PGS

Prepared by and return to:
Lynn Wolff
Closing Agent
H. Michael Evans, P.A.
20702 W. Pennsylvania Ave.
Dunnellon, FL 34431
352-489-3700
File Number: 10-148LW

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$21.00
2010045654 BK:2382 PG:379
10/14/2010 10:38 AM 3 PGS
KHUGAR, DC Receipt #036777

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Warranty Deed

This Warranty Deed made this 27th day of SEPT. ~~October~~, 2010 between FRIEDRICH PETERSEN, a/k/a FRIEDRICH BOY PETERSEN, ~~an unmarried widow~~ whose post office address is 154 ROTHENBAUM CHAUSSEE, D-20149, HAMBURG, grantor, and MARCELINO ACEVEDO LORENZO and MARIA MENDEZ ACEVEDO, husband and wife whose post office address is 510 CALLE BRISOS DEL ROTARIO, 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 Citrus County, Florida to-wit:

Lot 50, Block 72, CITRUS SPRINGS, UNIT 1, according to the Map or Plat thereof, as recorded in Plat Book 5, Pages 89 through 106, inclusive, of the Public Records of CITRUS County, Florida.

Parcel Identification Number: ALTERNATE KEY #1223393

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property, and 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, 2009.

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:

Detlef Heins
Witness Name: DETLEF HEINS

Andre Gormier
Witness Name: ANDRE GORMIER

Friedrich Petersen
FRIEDRICH PETERSEN
as/k/a FRIEDRICH BOY PETERSEN

Country of Germany
Province of _____

The foregoing instrument was acknowledged before me this _____ day of September, 2010 by FRIEDRICH PETERSEN, a/k/a FRIEDRICH BOY PETERSEN, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



NOTARE

BEIM KLOSTERSTERN
DETLEF HEINS | DR. ANDRÉ GÖRNER

Role of Deeds No . 481/2010

I hereby certify the above signature, executed before me today, of

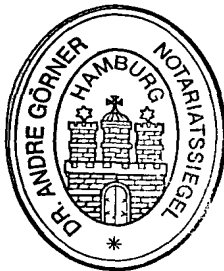
Mr. Friedrich **Petersen**,

born on 24 April 1927,

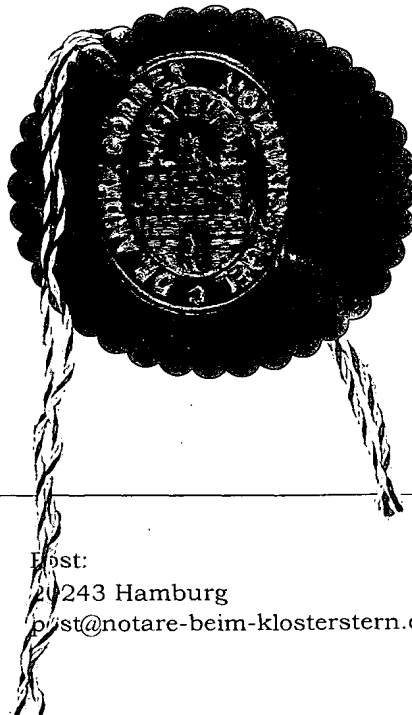
residing: Rothenbaumchaussee 154, 20149 Hamburg.

The foregoing instrument was acknowledged before me this 27 day of September, 2010 by Friedrich Petersen, a/k/a Friedrich Boy Petersen, who has produced a German identity card as identification.

Hamburg, on 27 September 2010



Dr. André Görner,
Civil law notary in the Free and
Hanseatic City of Hamburg



Kanzlei:
Oderfelder Strasse 23
20149 Hamburg

Post:
20243 Hamburg
post@notare-beim-klosterstern.de

Telefon: + 49 (0) 40 / 480 624 0
Telefax: + 49 (0) 40 / 480 624 22
www.notare-beim-klosterstern.de

Apostille

(Convention de La Haye du 5 octobre 1961)

1. Land: Bundesrepublik Deutschland

Diese öffentliche Urkunde

2. ist unterschrieben von Dr. André Görner

3. in der Eigenschaft als **Notar**

4. sie ist versehen mit dem Siegel/Stempel des

Notars Dr. André Görner

Bestätigt

5. in Hamburg

6. am 28. September 2010

7. durch die Präsidentin des Landgerichts

8. unter Nr. 9101 E/I 2784/2010

9. Siegel/Stempel

10. Unterschrift:



A handwritten signature in black ink, appearing to be 'Umlauf', written over the printed name 'Umlauf'.

Umlauf