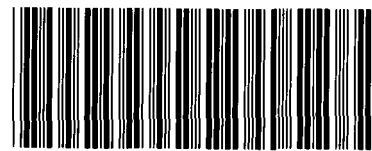


THIS INSTRUMENT PREPARED BY AND RETURN TO:
Dawn Martone
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **20E-19S-21-0020-02640-0430**



2011003503 1 PG

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 12 day of January, 2011 by MCFARLAND PROPERTIES, LLC, herein called the grantor, to LUCILLE FEKETE, a single woman, whose post office address is 112 DAISY LN., INVERNESS, FL 34452, 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 \$110,000.00 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 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.

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, 2010.

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

MCFARLAND PROPERTIES, LLC

DONALD MCFARLAND,
MANAGING MEMBER
3400 E. ROTOR WING PATH, HERNANDO, FL 34442

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 12 day of January, 2011 by DONALD MCFARLAND, MANAGING MEMBER of MCFARLAND PROPERTIES, LLC on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

SEAL

Notary Signature

Printed Notary Signature

My Commission Expires:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$770.00
2011003503 BK: 2399 PG: 2026
01/24/2011 02:51 PM 1 PG
JCARROLL, DC Receipt #003085