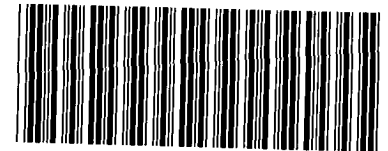


Prepared by and Return to:
Leah Reese
Titan Title and Escrow L.L.C.
111 N Magnolia Ave Suite 1500
Orlando, Florida 32801

File Number: 11FL324

Doc Stamps based on \$24,000.00

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$168.00
2011018251 BK:2416 PG:1977
04/29/2011 11:20 AM 1 PG
JCARROLL, DC Receipt #015990



2011018251 1 PG

General Warranty Deed

Made this April 22, 2011 A.D. By Marian G. Goater f/k/a Marian G. Misura, a single woman, whose post office address is: P.O. Box 6957, Ocala, FL 34478, hereinafter called the grantor, to Edward Lommel, an unmarried man, whose post office address is: 16 S. Harrison Street, Beverly Hills, Florida 34465, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) 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, Florida, viz:

LOT 7, BLOCK 18, BEVERLY HILLS, UNIT 2, AS RECORDED IN PLAT BOOK 4, PAGES 96-98, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Parcel ID Number: 18E18S110020-00180-0070

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, 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 our presence:

Patricia Leibrandt
Witness
Printed Name Patricia Leibrandt

Marian G. Goater (Seal)
Marian G. Goater f/k/a Marian G. Misura
Address: PO Box 6957, Ocala, FL 34478

Scott Raulerson
Witness
Printed Name Scott Raulerson

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this April ^{22nd} 2011, by Marian G. Goater f/k/a Marian G. Misura, a single woman, who is/are personally known to me or who has produced drivers license as identification.

Patricia Young
Notary Public
Print Name: Patricia Young
My Commission Expires: 11/9/2012

