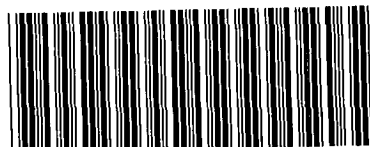


THIS INSTRUMENT PREPARED BY AND RETURN TO:
JESSICA HOLCOMB
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **14-18S-19E-0140-000C0-0200**



2011021825 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$14.00
DOCUMENTARY TAX: \$944.30
2011021825 BK:2420 PG:2007
05/23/2011 01:58 PM 1 PG
JCARROLL, DC Receipt #019174

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THIS WARRANTY DEED, made the 18th day of May, 2011 by **W. RICHARD SEEKINS** and **NOREAN R. SEEKINS**, husband and wife, individually and as Trustees of the **W. RICHARD and NOREAN R. SEEKINS LIVING TRUST**, dated June 19, 1997, whose post office address is, 101 Cedar Ridge Dr. N354 West Bend, WI 53095 herein called the grantors, to **ROBERT A. CUNNINGHAM** and **GINA CUNNINGHAM**, husband and wife, whose post office address is, 3765 E. Arbor Lake Dr. Hernando, FL 34442, hereinafter called the Grantees:
(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 grantors, for and in consideration of the sum of \$134,900.00 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.:

LOT 20, BLOCK C, ARBOR LAKES UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 75, 76, 77, 78 AND 79 OF THE 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Jessica Holcomb

Witness #2 Printed Name

W. Richard Seekins
W. RICHARD SEEKINS, individually and as Trustee of the
W. Richard and Norean R. Seekins Living Trust, dated June 19, 1997

Norean R. Seekins
NOREAN R. SEEKINS individually and as Trustee of the W.
Richard and Norean R. Seekins Living Trust, dated June 19, 1997

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 18th day of May, 2011 by **W. RICHARD SEEKINS** and **NOREAN R. SEEKINS**, husband and wife, individually and as Trustees of the **W. RICHARD and NOREAN R. SEEKINS LIVING TRUST**, dated June 19, 1997 who are personally known to me or have produced **Driver's License** as identification.

SEAL



Notary Public

Jessica Holcomb

My commission expires

Printed Notary Name