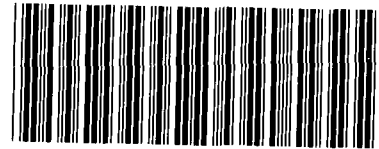


Prepared by  
Donna Smith, an employee of  
First American Title Insurance Company  
213 Courthouse Square  
Inverness, Florida 34450  
(877)727-5917

Return to: Grantee

File No.: 1091-2548238



2011031547 3 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$27.00  
DOCUMENTARY TAX: \$32.20  
# 2011031547 BK:2432 PG:300  
07/29/2011 04:23 PM 3 PGS  
EDAVIS, DC Receipt #027327

## **WARRANTY DEED**

Made this July 13, of 2011 by and between

**Christa Wassef**

whose address is: **22112 Majestic Woods Way, Boca Raton, FL 33428**  
hereinafter called the "grantor", to

**Habitat For Humanity of Citrus County Inc., a Florida non-profit corporation**

whose post office address is: **6108 East Marble Lane, Inverness, FL 34452**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lot 8, Block 364 of INVERNESS HIGHLANDS WEST, according to the Plat thereof as recorded in Plat Book 5, Page(s) 19 through 33, of the Public Records of Citrus County, Florida.

No consideration was paid by the grantee to the grantor. This was a transfer of unencumbered realty as a gift and is not taxable pursuant to FAC12B-4.014(2)(a)

Parcel Identification Number: **2269111**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2010.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

① Christa Wassef  
Christa Wassef

Signed, sealed and delivered in the presence of these witnesses:

Witness #1 [Signature]  
Witness Signature  
Print Name: Mark Wassef

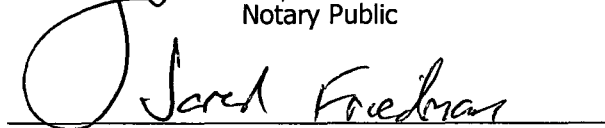
Witness #2 [Signature]  
Witness Signature  
Print Name: Dominic Wassef

State of Florida

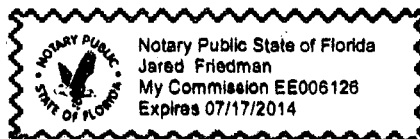
County of Palm Beach

**The Foregoing Instrument was Acknowledged** before me on 13 July, by **Christa Wassef** who is/are personally known to me or who has/have produced a valid driver's license as identification.

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
(Printed Name)

My Commission expires: 07/17/2014



{Notarial Seal}