

2012019553 3 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$27.00  
DOCUMENTARY TAX: \$1,735.30  
# 2012019553 BK:2478 PG:193  
05/02/2012 03:04 PM 3 PGS  
SJOHNSTON, DC Receipt #018975

Prepared by and return to:  
Tracy Gough,  
Southern Sun Title Company  
7751 South Suncoast Boulevard  
Homosassa, FL 34446  
(352) 382-3339

File No.: 12-02-6965

### WARRANTY DEED

Made this 27 Mar, of 2012 by and between

**James O. Edwards and Lois Karen Esguerra, husband and wife**

whose address is: 32 Golfview Ct, Homosassa, FL 34446  
hereinafter called the "grantor", to

**William G. Maine and Mary E. Maine, husband and wife**

whose post office address is: **13987 Scenic Court , Crosslake, MN 56442**  
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 28, Block B-209 of SUGARMILL WOODS OAK VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11; Pages 1 through 16, of the Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **2162147**

**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 31, 2011.

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

James O. Edwards  
James O. Edwards

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

Sandra H. Bolin  
Witness Signature

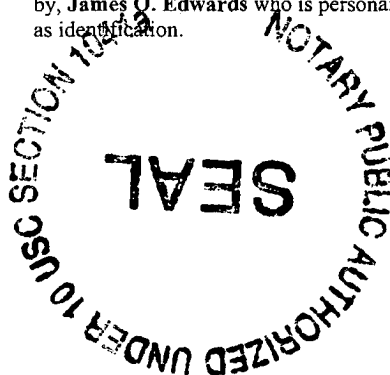
Sari Comer  
Witness Signature

Print Name: Sandra H. Bolin Print Name: Sari Comer

State of with the Armed Forces at Bagram

County of \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 27 MAR 12  
by, James O. Edwards who is personally known to me or has produced identification  
as identification.



Travis A. Craig, Tish  
NOTARY PUBLIC

Notary Print Name: TRAVIS A. CRAIG, TISH  
My Commission Expires: 25 DEC 2012

Lois Karen Esguerra  
Lois Karen Esguerra

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

Tracy L. Gough  
Witness Signature

M. Catherine Farrell  
Witness Signature

Print Name: TRACY L. GOUGH

Print Name: M. Catherine Farrell

State of Florida

County of Citrus

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 5-1-2012,  
by, **Lois Karen Esguerra** who is personally known to me or has produced FL. DRIVERS License  
as identification.



Tracy L. Gough  
NOTARY PUBLIC

Notary Print Name  
My Commission Expires: \_\_\_\_\_