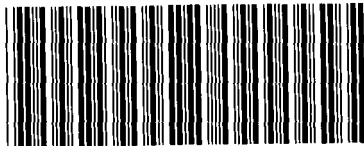


K-18.50
D-105.00

Return to:
Name: Grantee
Address:



2012032920 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$105.00
2012032920 BK:2494 PG:700
07/25/2012 04:22 PM 2 PGS
DPENNINGTO,DC Receipt #031713

This Instrument Prepared:
Brenda Buta
A-1 Title of the Nature Coast
659 NE Highway 19
Crystal River, Florida 34429

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
12 19S 20E 0010 000F0 0010
File No:1210687

WARRANTY DEED

This Warranty Deed Made the 19 day of July, 2012, by Dedrie E. Johnson, as Joint Tenants With Rights of Survivorship, Not as Tenants in Common Barbara I. Brown, hereinafter called the grantor, whose post office address is: 904 South Sunfish Ave, Inverness, Florida 34450

to Citrus Financial Group Inc., a Florida Corporation whose post office address is: 1300 Highway 41 N., Inverness, Florida 34450, hereinafter called the grantee,
/ Suite J

WITNESSETH: That said grantor, for and in consideration of the sum of \$15,000.00 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, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property is the homestead of the Grantor(s).

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 2012, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature:

Printed Name:

Brenda L. Buta
Brenda L. Buta

Dedrie E. Johnson
Dedrie E. Johnson

Witness Signature:

Printed Name:

Dana Floyd
Dana Floyd

Barbara I. Brown
Barbara I. Brown

STATE OF FLORIDA

COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 19 day of July, 2012, by Dedrie E. Johnson, as Joint Tenants With Rights of Survivorship, Not as Tenants in Common Barbara I. Brown, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Brenda L. Buta

Printed Name:

Notary Public

Serial Number

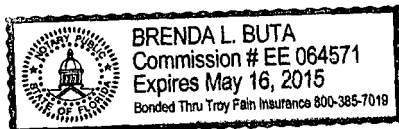


EXHIBIT "A"

Parcel B Lot 3 and the S1/2 of Lot 2, Block F, of East Cove Unit No.1, according to plat thereof recorded in Plat Book 4, Page 82, Public Records of Citrus County, Florida; AND Parcel A Lots 1 and 2 in Block F, of East Cove Unit No.1, according to plat thereof recorded in Plat Book 4, Page 82, Public Records of Citrus County, Florida. Less and Except the S1/2 of Lot 2, Block F, East Cove, Unit No. 1, according to Plat thereof as recorded in Plat Book 4, Page 82, Public Records of Citrus County, Florida; AND Less and Except the Northerly 3.28 feet of the above described Lands as conveyed to the State of Florida, Department of Transportation, more particularly described in Official Record Book 1458, Page 988 and Official Record Book 1458, Page 990, Official Record Book 1461, Page 1557, Official Record Book 1461, Page 1559, all in the Public Records of Citrus County, Florida.

TOGETHER WITH A 1981 SINGLE WIDE MOBILE HOME ID # GDOCFL47807363 TITLE NUMBER 19128361