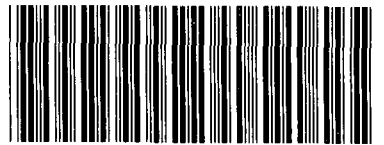


10/20/12

Prepared By and Return To:  
Cora Lynn Lee of  
FIDELITY TITLE SERVICES, LLC  
151 E. Highland Boulevard  
Inverness, Florida 34452



2012035464 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$210.00  
# 2012035464 BK:2497 PG:1197  
08/13/2012 08:31 AM 1 PG  
TSTEELFOX,DC Receipt #034237

File No. 12-070959

Parcel ID No. 20E19S210020 02780 0120

### Warranty Deed

Made this **8th** day of **August, 2012** A.D. by **STEPHEN L. FIEGE, a married man**, whose post office address is: **PO Box 1224, Fairplay, Colorado 80440**, hereinafter called the grantor, to **DON W. SIKES AND DEBRA SIKES, husband and wife**, whose post office address is: **4488 E. Viewtop Lane, Inverness, Florida 34452**, 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 individual and the successor and assigns of corporations.)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of Ten and 00/100 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:

Lots 12 and 13, Block 278, Inverness Highlands South, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 51 through 66, inclusive, of the Public Records of Citrus County, Florida.

SUBJECT TO covenants, restrictions and easements of record.

**GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.**

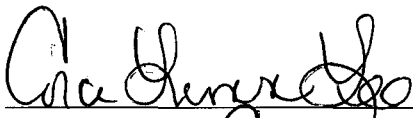
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

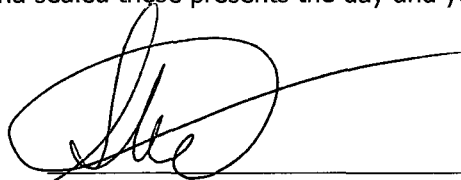
**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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 said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

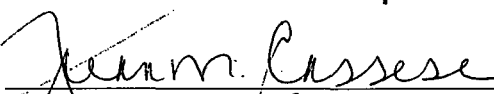
  
\_\_\_\_\_

Witness Printed Name Cora Lynn Lee

  
\_\_\_\_\_

**STEPHEN L. FIEGE**

Address: PO Box 1224, Fairplay, Colorado 80440

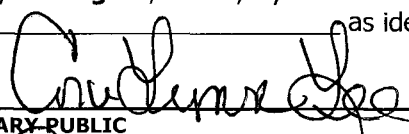
  
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Witness Printed Name JEAN M. CASSESE

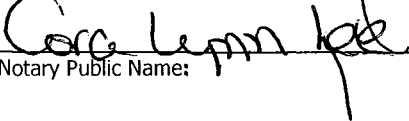
State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me this 8th day of **August, 2012**, by **STEPHEN L. FIEGE**, who is personally known to me or who has produced FL DL as identification.

{SEAL}

  
\_\_\_\_\_

NOTARY PUBLIC

  
\_\_\_\_\_

Print Notary Public Name:

My Commission Expires:



**CORA LYNN LEE**  
Notary Public, State of Florida  
My Comm. Expires June 16, 2014  
Commission No. DD 992877