

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



2013043331 2 PGS

File No.: 13-08-7711

WARRANTY DEED

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$1,024.10
2013043331 BK: 2578 PG: 1301
09/11/2013 02:44 PM 2 PGS
KHUNT, DC Receipt #038587

This indenture made on A.D. Sept. 6, 2013, by

Fran Ekelund, a single woman

whose address is: 151 Keel Court., Mooresville, NC, 28117
hereinafter called the "grantor", to

Victor M. Roman and Concepcion Roman, husband and wife

whose address is: 2839 ZULETTE AVE., BRONX, NY 10461
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, FL**, to-wit:

Lot 26, Block B-122 of CYPRESS VILLAGE, SUGARMILL WOODS, according to the Plat thereof as recorded in Plat Book 9, Page(s) 86-150, 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, Public Records of Citrus County, Florida.

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 2012.

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

Signed, sealed and delivered in our presence:

Gail Cooper
Witness Signature

Gail Cooper
Printed Name

Fran Ekelund
Fran Ekelund

Danielle Smalridge
Witness Signature

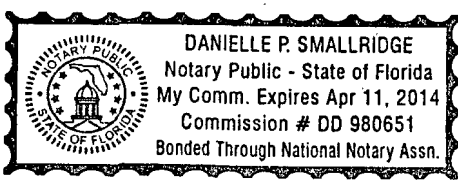
Danielle Smalridge
Printed Name

State of Florida

County of: Citrus

Sworn To, Subscribed and Acknowledged before me on this 10th day of Sept., 2013,
by Fran Ekelund who is/are personally known to me or who has/have produced
FL Drivers License as identification.

SEAL



Danielle Smalridge
Notary Public

Danielle Smalridge
Notary Print Name
My Commission Expires: _____