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This instrument was prepared by:

This instrument was prepared by:
JACK O. HACKETT II
FARR, FARR, HAYMAHS, MOSELEY, EMERICH and
Attorneys at Law
P. O. Drawer 1447
Punta Gorda, Fla. 33950
A.D., 1986

Warranty Deed

This Indenture, Made this 14th day of January

Between PUNTA GORDA DEVELOPERS, INC., a Florida Corporation lawfully authorized to transact business in the State of Florida, having its principal place of business in the County of Charlotte, State of Florida, party of the first part, and Robb E. Ross, whose mailing address is, 1618 Dixie Highway, Holiday, Florida 33590.

of the County of Pinellas and State of Florida parties of the second part Witnesseth, That the said part of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATIONS to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land situate, lying and being in the County of Citrus and State of Florida, to-wit: Lot 27 Block B-101 Cypress Village, Sugarmill Woods Subdivision, according to the plat thereof as recorded in Plat Book 9, pages 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.

and subject to restrictions, reservations, including outstanding oil, gas or mineral reservations, if any, governmental zoning and easements of record and taxes for the year 1986 and subsequent years. And said parties of the first part do hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof,

the said party of the first part has caused these presents to be signed in its name by the proper officer of said corporation and the corporate seal to be affixed, the day and year above written.

(Corporate Seal)

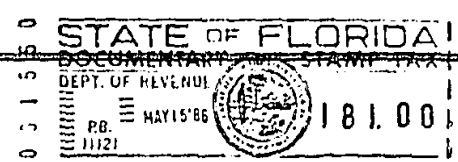
Witnesses as to Grantor

June Warram
Jacqui Brining

PUNTA GORDA DEVELOPERS, INC.

by Paula F. McQueen (SEAL)
as Vice President
Attest: Geoffrey L. Iorah
Secretary (Asst.)

State of Florida,
County of Charlotte



I Hereby Certify that on this 14th day of January, A.D. 1986, before me personally appeared Paula F. McQueen and Geoffrey L. Iorah, as Vice President and Secretary respectively of PUNTA GORDA DEVELOPERS, INC., a Florida Corporation, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation and said instrument is the act and deed of said corporation.

Witness my signature and official seal at Punta Gorda in the County of Charlotte, State of Florida the day and year last aforesaid.

My Commission Expires:

(Notary Seal)

Notary Public, State of Florida
My Commission Expires Oct. 3, 1989
Gooden Thru Troy Fain - Insurance Inc.

Jacqui Brining
Notary Public State of Florida at Large

Freddie Hahling 5/16/86