

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Dawn Downing**

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers: 03-19S-17E-0020-0040



2004011084 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$6.00  
DOCUMENTARY TAX: \$350.00  
# 2004011084 BK:1690 PG:2209-2209  
02/23/2004 02:07 PM 1 PG  
JRICCI,DC Receipt #007092

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 18th day of February, 2004 by JACOB COPPER, a single man, BY RUTH MOYAR HIS ATTORNEY IN FACT, herein called the grantor, to JOHNNY H. ANDERSON and THERESA A. ANDERSON, husband and wife, whose post office address is, 1421 S. SKUNKY HONOLASSA, FL 34448 hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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, State of Florida, viz.:

**LOTS 4 AND 5, HIGH CLIFF ACRES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF CITRUS COUNTY, 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 grantees 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, and hereby 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, 2002.

**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:

Kay Gersha  
Witness #1 Signature  
KAY GERSHA  
Witness #1 Printed Name

Angela K. BANNON  
Witness #2 Signature  
Angela K. BANNON  
Witness #2 Printed Name

STATE OF Indiana  
COUNTY OF Porter

The foregoing instrument was acknowledged before me this 18th day of February, 2004 by JACOB COPPER, a single man, BY RUTH MOYAR HIS ATTORNEY IN FACT who is personally known to me or has produced Driver's License as identification.

Jacob Copper by Ruth Moyar  
JACOB COPPER  
BY RUTH MOYAR  
HIS ATTORNEY IN FACT  
555 N. COUNTY LINE ROAD, WESTVILLE, IN 46391



My commission expires:  
November 14, 2010

Dawn Bernhardt  
Notary Public  
DAWN BERNHART  
Printed Notary Name