



2004016912 1 PG

Prepared by & Return to:

C. GUY BATSEL, ESQUIRE
PENINSULA TITLE SERVICES, LLC
4888 Babcock Street, N.E.
Palm Bay, Florida 32905

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$6.00
DOCUMENTARY TAX: \$15.40
2004016912 BK: 1698 PG: 1836-1836
03/16/2004 12:59 PM 1 PG
T-KIRBY, DC Receipt #010686

Parcel ID Number: 18-17-10-40-339-24

Grantee #1 TIN:

Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 8th day of March, 2004 A.D., Between
DIANE FITZGERALD, a Single Woman

of the County of Volusia, State of Florida, grantor, and
PFOG, INC., a corporation existing under the laws of the State of
Florida

whose address is: P.O. Box 60387, Palm Bay, FL 32906

of the County of Brevard, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Citrus State of Florida to wit:
Lot 24, Block 339, CITRUS SPRINGS UNIT 4, according to the plat
thereof, as recorded in Plat Book 5, Pages 133 through 152, Public
Records of Citrus County, Florida.

Subject to restrictions, reservations and easements of record,
governmental authority, if any and taxes for the year 2004 and
subsequent years.

The property herein conveyed is vacant, unimproved land and does not
constitute the homestead of the Grantor nor is it contiguous to the
homestead of Grantor.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: DIANE FITZGERALD (Seal)
Witness
P.O. Address: 3360 Ocean Shore Boulevard, Ormond Beach, FL 32176

Jacqueline A. Peerless
Printed Name: Jacqueline A. Peerless
Witness

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 8th day of March, 2004 by
DIANE FITZGERALD, a SINGLE Woman

she is personally known to me or she has produced her Florida driver's license as identification

[Signature]
Printed Name: SYLVIA LABORDA
Notary Public
My Commission Expires: June 5, 2007
Bonded Thru Notary Public Underwriters