



2004060965 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Amanda Oliver
Southern Sun Title Company
8110 S. Suncoast Blvd.
Homosassa, Florida 34446
04081695

Property Appraisers Parcel Identification (Folio) Numbers:
10-17S-18E-0040-03390-0240 / Alternate Key No.: 1273480

Grantee SS #:

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$105.00
2004060965 BK:1757 PG:1146-1146
08/25/2004 02:30 PM 1 PG
BHINKOFER,DC Receipt #038680

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 12th day of AUGUST, A.D. 2004 by **PFOG, Inc., a Florida Corporation**, herein called the grantor, to **Crystal Ball Ventures, LLC** whose post office address is 900 South State Rd. 7 Plantation, FL 33317 hereinafter called the Grantee:

(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:

Lot 24, Block 339, CITRUS SPRINGS UNIT 4, according to the plat thereof recorded in Plat Book 5, Pages 133 through 152, inclusive, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2003 and thereafter.

Grantor(s) hereby warrant(s) and certify(ies) that the above described property is vacant land.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 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, 2003.

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:

Marni Jordan
Witness #1 Signature
Marni Jordan
Witness #1 Printed Name

Edward A. Anthony
Witness #2 Signature
Edward A. Anthony
Witness #2 Printed Name

PFOG, Inc., a Florida Corporation
BY: [Signature] L.S.
Don Ballew, Vice President
320 N. Atlantic Ave., #4A, Cocoa Beach, FL 32931

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 12th day of Aug., 2004 by Don Ballew, Vice President of PFOG, Inc., a Florida Corporation on behalf of the corporation. He/she is personally known to me or has produced personally known as identification.

SEAL

My Commission Expires:



Lory Redaway
My Commission DD311890
Expires April 20, 2008

Lory Redaway
Notary Signature
Lory Redaway
Printed Notary Signature