

COMMUNITY TITLE LLC
175 NW 138TH TERR STE 100



JONESTOWN FL 32669

Prepared by and return to:
DANIEL R MONTEAU
Managing Member
Community Title, LLC
13820 W Newberry Rd. Ste. 300
Jonesville, FL 32669
352-331-0817
File Number: CT-07-1223
Will Call No.:

Parcel Identification No. 09692-007-00

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 8th day of January, 2008 between LANDOWNER'S CORPORATION, a Michigan corporation and NICHOLAS G. CUTEAN, a married man whose post office address is 9950 Ortonville Rd. , Clarkston, MI 48348 of the County of Oakland, State of Michigan, grantor*, and DUDLEY P. HUDSON and MARIE T. HUDSON, husband and wife whose post office address is 11916 SW 8th Ave., Gainesville, FL 32607 of the County of Alachua, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

Lot 8, Block 20 of UNIVERSITY OAKS, according to the Plat thereof as recorded in Plat Book 4, Page(s) 15, of the Public Records of LEVY County, Florida.

Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

THIS DEED IS GIVEN TO EVIDENCE SATISFACTION OF THAT CERTAIN UNRECORDED AGREEMENT FOR DEED BETWEEN LANDOWNER'S CORPORATION AND NICHOLAS G. CUTEAN DATED JANUARY 27, 1992.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Anu Nellamakada
[Signature]
Witness Name: Wenonah Brown

LANDOWNER'S CORPORATION, a Michigan corporation

By: [Signature]
Sheldon Fuller, President

[Signature]
Witness Name: Anu Nellamakada
[Signature]
Witness Name: Wenonah Brown

(Corporate Seal)
[Signature] (Seal)
NICHOLAS G. CUTEAN

State of MICHIGAN
County of OAKLAND

The foregoing instrument was acknowledged before me this 3rd day of January, 2008 by NICHOLAS G. CUTEAN,** who [] is personally known or [X] has produced a driver's license as identification. **and Sheldon Fuller, as President of Landowner's Corporation

[Notary Seal]

[Signature]
Notary Public
Printed Name: Wenonah Sue Brown
My Commission Expires: 1-16-2014

