

This Instrument Prepared by and Return to:

10 5/8
108

SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC.
916 N. SUNCOAST BLVD.
CRYSTAL RIVER, FLORIDA, 34429
File #: 12-01121
Property Appraisers Parcel Identification (Folio) Numbers:

Alternate Key #:

Grantees SS #: 616787428

This Instrument is prepared in connection with the issuance of a Title Insurance Policy.

SPACE ABOVE THIS LINE FOR RECORDING DATA

VERIFIED BY:

D.C.

'94 MAR 28 PM 12 22

FILED & RECORDED
CITRUS COUNTY, FLORIDA
PETTIT TRIFLER, CLERK

805552

BK1026PG1072

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of March, A.D. 1994 between

Joseph V. Kocak and Catherine M. Kocak, his wife, individually and as Co-Trustees under their trust dated March 2, 1990.

herein called the grantors, and

Arron Brown and Mary Lee Brown, his wife

whose post office address is: 7502 Citrus Park Blvd. Ft. Pierce, FL 34951

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 grantors, 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Grantors herein warrant that their trust has been neither amended nor revoked.

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 grantors hereby covenant with said grantees that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1993, subject to easements, restrictions, and/or reservations of Records.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Peggy Baldwin
Witness Signature

PEGGY BALDWIN
Printed Signature

Rebecca L. Hornsby
Witness Signature

Rebecca L. Hornsby
Printed Signature

Joseph V. Kocak
Joseph V. Kocak

9 Black Cherry Drive, Homosassa, FL 33548

Joseph V. Kocak
Joseph V. Kocak, Trustee

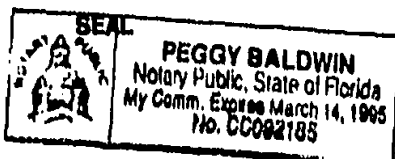
Catherine M. Kocak L.S.
Catherine M. Kocak

9 Black Cherry Drive, Homosassa, FL 33548

Catherine M. Kocak
Catherine M. Kocak, Trustee

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 15 day of March 1994 by **Joseph V. Kocak and Catherine M. Kocak, his wife, individually and as Co-Trustees under their trust dated March 2, 1990.** who is/are personally known to me or have produced Arron Brown as identification and did (did not) take an oath.



Peggy Baldwin
Notary Signature

PEGGY BALDWIN
Printed Notary Signature

My Commission Expires:



EXHIBIT "A"

**Parcel # 34 of Mini Farms, Unit 4, legally described as:
The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of
Section 25, Township 17 South, Range 17 East, Citrus County, Florida. Subject to an
easement across the West 25 feet thereof for road right-of-way.**

BK1026Pg1073