

Return to: (enclose self-addressed stamped envelope)
Name:

Address: 2250 Hwy. 44 West Suite 3-2
Inverness, FL 32650

This instrument Prepared by:

Address: AMERICAN TITLE & TRUST CO., INC.
2250 Hwy. 44 West Suite 3-2
Inverness, FL 32650

Property Appraiser's Parcel Identification (Folio Number)(s):

Grantee(s) S.S. #s)

WARRANTY DEED
INFORMED TO INFORM.

RAMCO FORM NO. 01

FILED & RECORDED
CITRUS COUNTY, FLORIDA
RETT STIFLER, CLERK
81072
94 MAY 3 PM 3:38
VERIFIED BY: CT
D. February 1994

SPACE ABOVE THIS LINE FOR PROCESSING DATA

94-03-4163

This Warranty Deed, Made the 20th day of February 1994, by
HAMPTON HILLS, a Florida General Partnership,
hereinafter called the Grantor, to Othello R. Repuyan, M.D. and Lourdes D. Repuyan,
his wife,
whose post office address is 891 Southeast Court, Zanesville, Ohio 43701
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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 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 10, of HAMPTON HILLS, according to the plat thereof as recorded
in Plat Book 12, page 20, public records of Citrus County,
Florida. to 23 inclusive,

Subject to all valid restrictions, reservations and easements
of record.

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 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, 19 93

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above
written.

Hampton Hills:

Signed, sealed and delivered in the presence of:

Diane Cohen

Witness Signature (as to first Grantor)

DIANE COHEN
Printed Name

Witness Signature (as to first Grantor)

Printed Name

x Faith Brock

Witness Signature (as to Co-Grantor, if any)

FAITH BROCK
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Stephen A. Tamposi

Grantor Signature

STEPHEN A. TAMPOSI
Printed Name

2450 N. Citrus Hills Blvd.
Post Office Address Hemando, FL 34442

John E. Pastor

Co-Grantor Signature, if any

JOHN E. PASTOR
Printed Name

Same as above
Post Office Address

STATE OF Florida
COUNTY OF CITRUS

Stephen A. Tamposi and John E. Pastor, authorized agents for Samuel A.
Tamposi, Sr., and Gerald Q. Nash, General Partners of Hampton Hills,
known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they
executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following
type of identification:

NOTARY RUBBER STAMP SEAL



OFFICIAL SEAL
DIANE COHEN
My Commission Expires
Feb. 5, 1996
Comm. No. CC 177971

Witness my hand and official seal in the County and State last aforesaid this

20th day of February, A.D. 1994

Diane Cohen

Notary Signature

DIANE COHEN
Printed Notary Signature

6-
266-

BK 103 | PG 1721

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
MAY -3/94
266.00

6 6 0 0 0

APPROVED
SHULD

06
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