

Name

Address:

This Instrument Prepared by: JESSE E. GRAHAM, Esquire

Address: GRAHAM, CLARK, JONES, PRATT & MARKS
369 N. New York Avenue
Winter Park, Florida 32790

Property Appraisers Parcel Identification (Folio) Number(s):

11 18 18 0040 00001 0000

Grantee[s] S.S. #[s]:

WARRANTY DEED
IF FROM CORPORATION

RAMCO FORM 33

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 13th day of May A. D. 1994 by
CRYSTAL RIVER HOLDING CORPORATION,

a corporation existing under the laws of State of Florida, and having its principal place of
business at 369 New York Ave., Winter Park, FL 32790
hereinafter called the grantor, to GEORGE WIMPEY OF FLORIDA, INC., a Florida corporation

whose postoffice address is 250 Park Avenue South, Suite 302, Winter Park, Florida 32789

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 \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus
County, Florida, viz:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to easement and restrictions of record, the mention of which herein shall
not serve to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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 for the year 1994.

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST:.....

Secretary

CRYSTAL RIVER HOLDING CORPORATION

Signed, sealed and delivered in the presence of:

Dana Miller
Dana Miller
Patricia C. Sheppard
Patricia C. Sheppard

By *Jesse E. Graham*
JESSE E. GRAHAM, President

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements,
personally appeared JESSE E. GRAHAM, personally know to me and who did not take and
oath, and, as President of Crystal River Holding Corp., a Florida corporation
well known to me to be the President of the corporation named as grantor
in the foregoing deed, and that he severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of May, A. D. 1994.



PATRICIA C. SHEPPARD
MY COMMISSION # CC 217538 EXPIRES
August 16, 1996

Patricia C. Sheppard
Patricia C. Sheppard

BK 1035 Pg 1914

RETURN TO CITRUS TITLE CO. FILE

EXHIBIT "A"

Lots 8 and 12, Block 196, of OAKWOOD VILLAGE, according to the map or plat thereof recorded in Plat Book 13, Page 96; replatted by Replat of a portion of Blocks 19, 23, 27, 29, 31, 33, 195, 196, and 197 according to the map or plat thereof recorded in Plat Book 15, Pages 96 to 98 inclusive, Public Records of Citrus County, Florida;

AND

Lot 18, Block 206, OAKWOOD VILLAGE OF BEVERLY HILLS, PHASE TWO, according to the Plat thereof as recorded in Plat Book 14, Pages 15-18, Public Records of Citrus County, Florida.

BK 1035 Pg 1915

814402

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

94 MAY 26 PM 2 53

VERIFIED BY:

D.C.