CITRUS TITLE CO., • *Nancy Sullivan, President*
WARRANTY DEED FROM CORPORATION

Return to:

Name: Citrus Title Co., Inc.

Address: 213 Courthouse Square, Inverness, Florida 34450

This Instrument Prepared by: Susan Gatto

Address: 213 Courthouse Square, Inverness, Florida 34450

Parcel I.D. Number(s): 20-17-19-0050-000A0-0020

Grantee(s) S.S.#(s).

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

DEC 29 PM 3 15

VERIFIED BY: KSL D.C.

841219

SPACE ABOVE RESERVED FOR RECORDING DATA

This Warranty Deed, Made and executed this 19th day of December A.D. 1994 by P.P. & F., INC.,

a corporation existing under the laws of the State of Florida, and having its principal place of business at P O Box 47025, St. Petersburg, FL 33743

hereinafter called the grantor, to Kellner Construction Development Corp., a Florida corporation

whose post office address is P O Box 220, Holder, FL 34445

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:

Lot 2 in Block "A", of QUAIL RUN, PHASE II, according to the map or plat thereof recorded in Plat Book 13, pages 55 and 56, public records of Citrus County, Florida.

SUBJECT TO restrictions of record and easements as shown on plat.

And the grantor hereby fully 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 for the year 1995 and subsequent

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.

(CORPORATE SEAL)

ATTEST: _____ SIGNATURE SECRETARY

_____ PRINTED SIGNATURE

Signed, sealed and delivered in the presence of:

Barbara J. Benz
SIGNATURE
Barbara J. Benz
PRINTED SIGNATURE

Patricia L. McClure
SIGNATURE
Patricia L. McClure
PRINTED SIGNATURE

P.P. & F., Inc., a Florida corporation

_____ SIGNATURE VICE-PRESIDENT

Gregory L. Patterson
PRINTED SIGNATURE

P O Box 47025, St. Petersburg, FL 33743
ADDRESS

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 19th day of December, A.D. 19 94, by Gregory L. Patterson, Vice-President of P.P. & F., Inc., a Florida corporation,

who is (~~exam~~) personally known to me ~~or who has produced~~ _____ ~~as identification and did (did not) take an oath.~~

Patricia L. McClure
Signature
Patricia L. McClure
Printed Signature
NOTARY PUBLIC

PATRICIA L. McCLURE
Notary Public, State of Florida
My Comm. Expires June 25, 1998
No. CC 374837
Bonded Thru Official Notary Service

BOOK 1062 PAGE 2174

RETURN TO CITRUS TITLE CO. INC. 73319

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