

69.00 Rec
1777.30 DDC

Documentary Tax Paid
\$ 1777.30
Intangible Tax Paid
\$ _____
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

855064

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'95 APR 21 PM 1 27

VERIFIED BY:
[Signature] D.C.

THIS WARRANTY DEED

Made this 24 day of March A.D. 1995
by Samuel A. Tamposi, Sr. (a/k/a Samuel A.
Tamposi) hereinafter called the grantor, to
SAT SR. Limited Partnership, a New Hampshire
limited partnership whose post office address
is 20 Trafalgar Square, Suite 602, Nashua,
New Hampshire 03060 hereinafter called the
grantee:

(Whenever used herein the term "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, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto the grantee, the
following described property with any improvements thereon,
situate in Citrus County, Florida, viz:

See Exhibit A and Exhibit B attached hereto and
incorporated herein by reference

Parcel Identification Number(s): _____
15 18S 19E 23000, et al.,

Together with all the tenements, hereditaments and
appurtenances thereto belonging or in anywise appertaining and
subject to all matters of record.

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; that 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

BK 1077 PG 0412

KAV/6167/1739/AHB

@ Citrus Hills
2450 N Citrus Hills Blvd - 1 -
Hernando FL 34432

R

encumbrances except taxes accruing subsequent to the date of transfer.

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

Signed, sealed and delivered in our presence:

Elaine R. Viafora
Name: Witness One

Samuel A. Tamposi, Sr. (LS)
Samuel A. Tamposi, Sr.
321 East Keller Court
Hernando, Florida 34442

Elaine R. VIAFORA
Name: Witness Name Printed

Kelly J. Cote
Name: Witness Two

Kelly J. Cote
Name: Witness Name Printed

STATE OF NEW HAMPSHIRE
COUNTY OF Herringsham

On this the 24 day of March, 1995, before me, the undersigned officer, personally appeared Samuel A. Tamposi, Sr., who is personally known to me or satisfactorily proven by providing identification to be the person executing this document, and subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

Elaine R. Viafora
Print Name:
Notary Public
My Commission Expires:

ELAINE R. VIAFORA
NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES 9/19/95

Prepared By:
Record & Return To:
Sheehan Phinney Bass + Green Professional Association
1000 Elm Street
P.O. Box 3701
Manchester, New Hampshire 03105-3701
Attention: Kenneth A. Viscarello, Esquire

BK 1077PG0413

Eileen M. Tamposi, wife of the Grantor hereby executes this deed for the sole purpose of releasing and waiving her homestead rights in the property described as Tract XI on Exhibit A.

Elaine R. Viafora
Name: Witness One

Eileen M. Tamposi (LS)
Eileen M. Tamposi
321 East Keller Court
Hernando, Florida 34442

Elaine R. Viafora
Name: Witness Name Printed

Kelly J. Cote
Name: Witness Two

Kelly J. Cote
Name: Witness Name Printed

STATE OF NEW HAMPSHIRE
COUNTY OF Sherburne

On this the 5 day of April, 1995, before me, the undersigned officer, personally appeared Eileen M. Tamposi, who is personally known to me or satisfactorily proven by providing identification to be the person executing this document, and subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Elaine R. Viafora
Print Name:
Notary Public
My Commission Expires: 9/19/95
ELAINE R. VIAFORA
NOTARY PUBLIC STATE OF N.H.
COMMISSION EXPIRES 9/19/95

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EXHIBIT A

Tract I:

The SW 1/4 of the SE 1/4 of Section 15, Township 18 South, Range 19, East, Citrus County, Florida.

Meaning and intending to describe and to convey the grantor's interest in the property conveyed to the grantor by deed of Carl D. Bevis dated September 20, 1985 and recorded in the Public Records of Citrus County at Book 681, Page 1339 and deed of Thelma J. Larson dated August 30, 1985, and recorded in the Public Records of Citrus County at Book 681, Page 1337.

(74)

Tract II:

An undivided one-third interest in and to Lots 9, 10, 11, 12, 13, 14 and 15 of Hartman's Addition to Crystal River, according to the map or plat thereof as recorded in Plat Book 2, Page 2, Public Records of Citrus County, Florida.

Meaning and intending to describe and to convey the undivided one-third interest conveyed to the grantor by deed of John L. Boll dated April 3, 1985 and recorded in the Public Records of Citrus County at Book 667, Page 504.

(75)

Tract III:

Lot 7 in Block "D" and part of Lots 8, 9 and 13 in Block "D", all in A. J. SWANSON'S SUNSHINE PARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 80, Public Records of Citrus County, Florida.

Meaning and intending to describe and to convey the premises conveyed to the grantor by deed of Meadowcrest Associates, Ltd. dated August 31, 1984 and recorded in the Public Records of Citrus County at Book 651, Page 1860.

(76)

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Tract IV:

Lots 37 and 38, Block "A" of PARADISE COUNTY CLUB, according to the plat thereof, as recorded in Plat Book 2, Page 182, Public Records of Citrus County, Florida.

Meaning and intending to describe and to convey the premises conveyed to the grantor by deed of Samuel A. Tamposi and James N. Tamposi dated October 3, 1983 and recorded in the Public Records of Citrus County at Book 626, Page 1852.

(77)

Tract V:

Lots 16 & 17 in Unit 2 of HERCALA ACRES according to the plat thereof recorded in Plat Book 8, Pages 16 through 18 inclusive of the Public Records of Citrus County, Florida.

Meaning and intending to describe and to convey the premises conveyed to the grantor by deed of James L. Trucks and Anna M. Trucks dated March 22, 1987 and recorded in the Public Records of Citrus County at Book 734, Page 215.

(78)

Tract VI:

Lot 58 in Unit 2 of HERCALA ACRES according to the plat thereof recorded in Plat Book 8, Page 16 through 18 inclusive of the Public Records of Citrus County, Florida.

Meaning and intending to describe and to convey the premises conveyed to the grantor by deed of Fred F. Scott, Jr. and Edith Scott dated March 19, 1987 and recorded in the Public Records of Citrus County at Book 733, Page 1419.

(79)

Tract VII:

The N 1/2 of Section 15, Township 18 South, Range 17 East, LESS AND EXCEPT the East 300 feet of the West 333 feet of the North 300 feet of the South 330 feet described in Official Record Book 229, page 432, public records of Citrus County, Florida. Subject to an easement along the West 80 feet and along the North

BK 1077PC0416

80 feet, also a 50 foot wide easement area for access road extending South in the SW 1/4 of NW 1/4 from the property owned by Florida Power Corporation, said right-of-way and easements being more particularly described in Official Record Book 231, page 252, public records of Citrus County, Florida;

AND

The N 1/2 of the S 1/2 of Section 15, Township 18 South, Range 17 East. Subject to a 50 foot easement along the West boundary of said tract to Florida Power Corporation, described in Official Record Book 231, page 252, public records of Citrus County, Florida;

AND

That part of the SW 1/4 of the SW 1/4 of Section 15, Township 18 South, Range 17 East, lying North of the Northerly boundary of Echo Hills Subdivision, as recorded in Plat Book 4, page 79, public records of Citrus County, Florida.

AND

The SE 1/4 of the SW 1/4 of Section 15, Township 18 South, Range 17 East, LESS AND EXCEPT that portion deeded to the County Board of Public Instruction of Citrus County, Florida, as recorded in Official Record Book 199, page 310, and Official Record Book 168, page 527, public records of Citrus County, Florida;

AND

The NE 1/4 of the NW 1/4 of Section 22, Township 18 South, Range 17 East, LESS AND EXCEPT that portion deeded to the County Board of Public Instruction of Citrus County Florida, as recorded in Official Record Book 168, page 527, public records of Citrus County, Florida, AND LESS AND EXCEPT: Begin at the SE corner of the NE 1/4 of the NW 1/4 of Section 22, Township 18 South, Range 17 East, thence S 89° 39' 20" W along the South line of said NE 1/4 of the NW 1/4 a distance of 609.55 feet to a point on the Northerly right-of-way line of Old State Road No. 44, said point being 30 feet from, measured at a right angle to, the centerline of said Old State Road No. 44, thence N 53° 14' 43" W along said Northerly right-of-way line a distance of 171.03 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 36° 28' 10" and a radius of 637.06 feet, thence Northwesterly along the arc of said curve a distance of 28.97 feet to a point (chord bearing and distance between said points being N 54° 32' 53" W

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28.97 feet), thence N 27° 34' 24" E 237.53 feet, thence N 89° 39' 20" E parallel to said South line a distance of 660 feet to a point on the East line of said NE 1/4 of the NW 1/4, thence S 0° 02' 23" E along said East line a distance of 330 feet to the Point of Beginning.

Containing 5.3 acres, more or less. AND LESS AND EXCEPT the right-of-way of Old State Road No. 44.

Meaning and intending to describe and to convey the premises conveyed to the grantor by deed of Tamposi Family Investment Properties and Samuel A. Tamposi, Jr., Trustee dated April 8, 1991 and recorded in the Public Records of Citrus County at Book 895, Page 2107.

(80)

Tract VIII:

Lot 33 in Block 11 as recorded in Plat Book 8, Pages 5 and 6 of the Public Records of Citrus County, Florida.

Meaning and intending to describe and convey said Lot 33, Block 11 as conveyed to grantor by deed of MDI-Florida Corp., dated January 9, 1979 and recorded in the Public Records of Citrus County, Florida at Book 531, Page 1196.

(72)

Tract IX:

An undivided one-quarter (1/4) interest in and to the following:

Commence at the Meander Corner on the North line of Section 8, TOWNSHIP 19 SOUTH, RANGE 20 EAST, thence N. 89° 59' 45" W., along said North line of Section 8, a distance of 963.29 feet, thence S. 1° 47' W. 1111.30 feet, thence S. 22° 19' 40" W. 207.4 feet to the POINT OF BEGINNING, thence S. 58° 56' W. 400 feet, thence S. 37° 33' 20" W. 375 feet, thence S. 37° 06' 40" E. 134 feet to the waters of Lake Tsala Apopka, thence along said waters the following courses and distances: N. 37° 56' 50" E. 133.37 feet, N. 79° 20' 20" E. 144.63 feet, N. 31° 00' 50" E. 174.57 feet, N. 49° 28' 50" E. 92.95 feet, N. 82° 58' 10" E. 140.39 feet and N. 70° 29' 50" E. 101.91 feet to a point that bears S. 30° 59' 20" E. from the Point of Beginning, thence N. 30° 59' 20" W. 250.69 feet, more or less, to the Point of Beginning.

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TOGETHER with easement as described in Warranty Deed dated June 19th, 1963, filed June 20, 1963, and recorded in Official Record, Book 139, Page 474, public records of Citrus County, Florida.

Meaning and intending to describe and convey the property conveyed to grantor by deed of Robert L. Edenfield and Alma J. Edenfield dated March 26, 1981 and recorded in the Public Records of Citrus County, Florida at Book 574, Page 1936.

(183)

Tract X:

That certain condominium parcel composed of UNIT 4B, and an undivided share in the common elements appurtenant thereto, subject to and in accordance with the covenants, conditions, restrictions, terms and other provisions of Declaration of Condominium of GREENBRIAR OF CITRUS HILLS CONDOMINIUM, NO. FIVE, a condominium, with exhibits annexed thereto, as recorded in Official Record Book 651, pages 1614 through 1695, Public Records of Citrus County, Florida.

Subject to covenants, restrictions, terms and easement of record.

Meaning and intending to describe and to convey the premises conveyed to the grantor by deed of Greenbriar of Citrus Hills, Inc. dated November 16, 1984 and recorded in the Public Records of Citrus County as Book 656, Page 1105.

(88)

Tract XI:

South 1/2 of Lot 8 in Block 33 of CITRUS HILLS FIRST ADDITION, according to the plat thereof, recorded in Plat Book 9, Pages 73 through 83 inclusive, Public Records of Citrus County, Florida.

Subject to an easement over and across the North 25 feet thereof.

Meaning and intending to describe and to convey the premises conveyed to the grantor by deed of Citrus Hills Investment Properties dated September 24, 1993 and recorded in the Public Records of Citrus County at Book 1000, Page 1908.

(89)

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Tract XII:

An undivided one-half interest in and to the following described property:

Lot 22 of CRYSTAL HILLS UNIT III, being more particularly described as follows:

The SE 1/4 of the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 35, Township 18 South, Range 18 East.

Subject to an easement across the North 25 feet thereof for road right-of-way.

Lot 24 of CRYSTAL HILLS UNIT III, being more particularly described as follows:

The SE 1/4 of the SW 1/4 of the NE 1/4 of the NW 1/4 of Section 35, Township 18 South, Range 18 East.

Subject to an easement across the North 25 feet thereof for road right-of-way.

Subject to restrictions and easement of record.

Meaning and intending to describe and to convey the undivided one-half interest conveyed to the grantor by deed of Nicholas E. Tamposi dated January 31, 1991 and recorded in the Public Records of Citrus County at Book 896, Page 1554.

(112)

SA 6167 AAO

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Exhibit B

Parcel 1 (King Lot):

All that certain land situate in Citrus County, Florida, viz: Lot 19, part of the NE $\frac{1}{4}$ of Section 16, Township 18 South, Range 17 East, Citrus County, Florida, being more particularly described as follows:

Commence at the NE Corner of said Section 16, thence S. 00° 33' 37" W. along the East line thereof, 2191.74 feet to the point of beginning, thence continue S. 00° 33' 37" W. 188.45 feet, thence N. 72° 13' 06" W. 293.97 feet, thence N. 17° 46' 16" E. 180.00 feet, thence S. 72° 13' 06" E. 238.21 feet to the point of beginning.

Subject to a roadway easement over the NW Corner thereof described as follows: Commence at the NE Corner of said Section 16, thence S. 00° 33' 37" W. along the East line thereof, 2380.19 feet, thence N. 72° 13' 06" W. 293.97 feet, thence N. 17° 46' 16" E. 150 feet to the point of beginning, thence continue N. 17° 46' 16" E. 30.0 feet, thence S. 72° 13' 06" E. 30.0 feet to a point on a curve concaved Northwesterly having a central range of 89° 59' 23" and a radius of 30 feet, thence Southwesterly along the arc of said curve a distance of 47.12 feet to the point of beginning (chord bearing and distance between said points being S. 62° 46' 34" W. 42.42 feet).

Subject to easements and reservations of record.

For Grantor's title see Deed dated June 23, 1988 by Stephen B. King and Paul J. Skipper recorded with the Citrus County Public Records in Book 784, Page 1592.

Parcel 2 (King Lot #2):

A certain lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to wit:

A portion of the S.C.L Railroad lying in the East 1/2 of Section 16, Township 18 South, Range 17 East, being more particularly described as follows:

All that part of the S.C.L. Railroad lying South of the South right-of-way line of Park Place, as shown on the plat of the Townsite of Crystal Park, as recorded in Plat Book 1, Page 2, Public Records of Citrus County, Florida and North of a Westerly projection of the North line of Lot 374, Townsite of Crystal Park, as recorded in Plat Book 1, Page 2 Public Records of Citrus County, Florida. Together with Parcel 1 containing 4.7 acres, more or less. For Grantor's title see Deed dated June 27, 1988 by

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Paul J. Skipper and Stephen B. King recorded with the Citrus County Public Records in Book 784, Page 1591.

Parcel 3 (Constitutional Investment Lot):

All that certain parcel of land in the County of Citrus and State of Florida, to wit:

A tract of land called Mann's Reserve of a Plat of the Townsite of Crystal Park, according to the map or plat thereof recorded in Plat Book 1, Page 2, public records of Citrus County, Florida, located in Section 16, Township 18 South, Range 17 East, being more particularly described as follows:

Beginning at a point on the East boundary of Section 16, Township 18 South, Range 17 East, that is North 1762.71 feet from the SE corner of said Section, thence S. 89° 52' 50" W. 270 feet, thence South 200 feet to the North right-of-way line of Duval Street, thence S. 89° 52' 50" W. along said right-of-way line 1034.78 feet to the Easterly right-of-way line of the A.C.L. Railroad thence N. 17° 13' 50" E., along said railroad right-of-way line 622.50 feet and N. 72° 46' 10" W. 20 feet and N. 17° 13' 50" E. 1000 feet and S. 72° 46' 10" E. 20 feet and N. 17° 13' 50" E. 60 feet, all aforementioned calls being along said right-of-way line, to an intersection with the Southerly right-of-way line of Park Place, thence S. 72° 46' 10" E., along said Southerly right-of-way line 844.29 feet to the East boundary of said Section 16, thence South, along said East boundary 1154.20 feet to the point of beginning, said lands being bounded on the Northerly side by Park Place, on the South by Duval Street and Lot 742, of the Townsite of Crystal Park, according to the map or plat thereof recorded in Plat Book 1, Page 2, public records of Citrus County, Florida, on the East by Mann Street and the East line of Section 16, Township 18 South, Range 17 East, and on the West by the A.C.L. Railroad, together with the one-half of all streets that are adjacent to the above described lands, as shown on said plat of the Townsite of Crystal Park.

For Grantor's title, see deed by Constitutional Investment Company dated March 16, 1987, and recorded with Citrus County Public Records in Book 734, Page 1636.

Parcel 4 (Yeoman Lot):

A certain described land, situate, lying and being in Citrus County, Florida, to wit:

That part of the North 100 feet of the NW 1/4 of the SE 1/4 and that part of the North 100 feet of the NE 1/4 of the SE 1/4 of Section 16, Township 18 South, Range 17 East, lying West of the West right-of-way line of the abandoned A.C.L. Railroad. And D.D.A. No. 1 Commence at the intersection of the North line of

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the NW 1/4 of the SE 1/4 of Section 16, Township 18 South, Range 17 East, Citrus County, Florida and the East right-of-way line of County Road No. 495, said point being 50 feet from, measured at a right angle to, the centerline of said County Road No. 495, thence S 0° 21' 19" W along said right-of-way line a distance of 100 feet, thence S 89° 47' 57" E parallel to said North line a distance of 511.04 feet to the Point of Beginning, thence continue S 89° 47' 57" E parallel to said North line, a distance of 79.10 feet, thence S 18° 14' 03" E 112.71 feet, thence S 89° 52' 38" W 97.89 feet, thence S 42° 23' 54" W 54.10 feet, thence N 61° 07' 34" W 54.41 feet, thence N 29° 09' 53" E 138.81 feet to the Point of Beginning. And D.D.A. No. 2 Commence at the intersection of the North line of the NW 1/4 of the SE 1/4 of Section 16, Township 18 South, Range 17 East, Citrus County, Florida, and the East right-of-way line of County Road No. 495, said point being 50 feet from, measured at a right angle to, the centerline of said County Road No. 495, thence S 0° 21' 19" W along said right-of-way line a distance of 100 feet, thence S 89° 47' 57" E parallel to said North line a distance of 926.53 feet to the Point of Beginning, thence continue S 89° 47' 57" E parallel to said North line a distance of 118.61 feet, thence S 0° 12' 03" W 51.76 feet, thence S 68° 18' 40" W 144.93 feet, thence N 8° 43' 54" E 106.98 feet to the Point of Beginning.

Containing 4.11 acres, more or less.

Subject to reservations of record.

For Grantor's title, see deed from Lee Calvin Yeoman dated December 12, 1986 and recorded with Citrus County Public Records in Book 800, Page 1133.

Parcel 5 (Gallagher Lot):

All that certain parcel of land in the County of Citrus and State of Florida, to wit:

LOT 38 of PINWOOD, an unrecorded subdivision, being further described as follows:

Commence at the Southeast corner of Lot 48, HOLIDAY ACRES, UNIT NO. 1, recorded in Plat Book 5, Pages 65 and 66, Public Records of Citrus County, Florida, then N 0° 30' 04" W along the East line of said Lot 48, a distance of 25 feet to a point on the South line of Lot 47, as shown on said Plat, thence N 88° 49' 33" E along the South line of said Lot 47 a distance of 12.50 feet, thence N 0° 30' 04" W parallel to said East line a distance of 90 feet to the Point of Beginning, thence continue N 0° 30' 04" W 90 feet, thence N 88° 49' 33" E parallel to said South line a distance of 142.50 feet, thence S 0° 30' 04" E parallel to said East line a distance of 90 feet, thence S 88° 49' 33" W parallel

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to said South line a distance of 142.50 feet to the Point of Beginning.

SUBJECT to a 12.5 foot wide easement along the West Boundary thereof for road right-of-way.

SUBJECT to Restrictions of Record.

Containing 0.029 acres, more or less.

For Grantor's title, see deed from Jessie C. Gallagher dated March 31, 1988 and recorded with Citrus County Public Records in Book 774, Page 2167.

Parcel 6 (Lyons Lot):

All that certain parcel of land in the County of Citrus and State of Florida, to wit:

Lot 33, the West 20 feet of Lot 34, the West 75 feet of Lots 35, 36, 37 & 39, all of North Waterbury Terrace, and that part of West Woodbury Court, bounded on the West by a Southerly projection of the West line of Lot 33 and bounded on the East by a Southerly projection of the East line of the West 20 feet of Lot 34, all in Pinewood, an unrecorded Subdivision of Lots 46, 47 & 48, Holiday Acres Unit No. 1, as recorded in Plat Book 5, pages 65 through 66, public records of Citrus County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 48, Holiday Acres Unit No. 1, as recorded in Plat Book 5, pages 65 through 66, public records of Citrus County, Florida, thence N 0° 30' 04" W along the East line of said Lot 48 a distance of 25 feet to the Point of Beginning, said point being on the South line of Lot 47, as shown on said plat, thence continue N 0° 30' 04" W along a Northerly projection of the East line of said Lot 48 a distance of 634.62 feet to a point on the North line of said Lot 47, thence N 88° 51' 45" E along said North line and along the North line of Lot 46, as shown on said plat a distance of 100 feet, thence S 0° 30' 04" E parallel to the East line of said Lot 48 a distance of 454.46 feet, thence S 88° 49' 33" W parallel to the South line of said Lot 46, a distance of 75 feet, thence S 0° 30' 04" E parallel to said East line a distance of 90 feet, to a point on the South line of said Lot 46, thence S 88° 49' 33" W along the South line of said Lot 46 and along the South line of said Lot 47, a distance of 100 feet to the Point of Beginning. AND

The East 12.5 feet of the following described parcel of land:

Commence at the Southeast corner of Lot 48, Holiday Acres Unit No. 1, recorded in Plat Book 5, pages 65 and 66, public records of Citrus County, Florida, thence S 88° 49' 33" W along

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the South line of said Lot 48 a distance of 654.67 feet to the Southwest corner of said Lot 48, thence N 0° 26' 35" W along the West line of said Lot 48 a distance of 330.05 feet, thence N 88° 51' 45" E 574.33 feet to the Point of Beginning, thence continue N 88° 51' 45" E 92.50 feet, thence S 0° 30' 04" E 165 feet, thence S 88° 51' 45" W 92.50 feet, thence N 0° 30' 04" W 165 feet to the Point of Beginning. Also known as Lot 16 of Pinewood.

Containing 1.3 acres, more or less.

SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD, including that certain temporary easement during road construction granted by Grantor to William M. Lyons and the present and future owners of properties located in Pinewood, an unrecorded subdivision of Lots 46, 47 and 48, Holiday Acres Unit No. 1 as such easement is more particularly described in Book 854, Page 403 of the Citrus County Public Records.

Subject also to a reservation by William M. Lyons, his heirs, successors and assigns, of a non-exclusive easement for the purpose of ingress, egress and installation of public utilities over and across lands described below as Subparcels A, B, C and D.

Subparcel A:

Commence at the SE corner of Lot 48, Holiday Acres, Unit No. 1, as recorded in Plat Book 5, pages 65 and 66, public records of Citrus County, Florida, thence N 0° 30' 04" W along the East line of said Lot 48 and along a Northerly projection thereof a distance of 134.62 feet to the Point of Beginning, thence continue N 0° 30' 04" W along said Northerly projection a distance of 60 feet, thence N 88° 51' 45" E 10 feet, thence S 0° 30' 04" E parallel to said East line a distance of 60 feet, thence S 88° 51' 45" W 10 feet to the Point of Beginning. Containing 600 square feet, more or less.

Subparcel B:

Commence at the SE corner of Lot 48, Holiday Acres, Unit No. 1, as recorded in Plat Book 5, page 65 and 66, public records of Citrus County, Florida, thence N 0° 30' 04" W along the East line of said Lot 48 a distance of 25 feet to a point on the South line of Lot 47, as shown on said plat, thence N 88° 49' 33" E along the South line of said Lot 47 and along the South line of Lot 46, as shown on said plat, a distance of 100 feet, thence N 0° 30' 04" W parallel to said East line a distance of 109.56 feet to the Point of Beginning, thence continue N 0° 30' 04" W parallel to said East line a distance of 60 feet, thence S 88° 51' 45" W 10 feet, thence S 0° 30' 04" E parallel to said East line a distance of 60 feet, thence N 88° 51' 45" E 10 feet to the Point of Beginning. Containing 600 square feet, more or less.

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Subparcel C:

Commence at the SE corner of Lot 48, Holiday Acres, Unit No. 1, as recorded in Plat Book 5, pages 65 and 66, public records of Citrus County, Florida, thence N 0° 30' 04" W Along the East line of said Lot 48 and along a Northerly projection thereof a distance of 464.62 feet to the Point of Beginning, thence continue N 0° 30' 04" W along said Northerly projection a distance of 60 feet, thence N 88° 51' 45" E 10 feet, thence S 0° 30' 04" E parallel to said East line a distance of 60 feet, thence S 88° 51' 45" W 10 feet to the Point of Beginning. Containing 600 square feet, more or less.

Subparcel D:

Commence at the SE corner of Lot 48, Holiday Acres, Unit No. 1, as recorded in Plat Book 5, page 65 and 66, public records of Citrus County, Florida, thence N 0° 30' 04" W along the East line of said Lot 48 a distance of 25 feet to a point on the South line of Lot 47, as shown on said plat, thence N 88° 49' 33" E along the South line of said Lot 47 and along the South line of Lot 46, as shown on said plat, a distance of 100 feet, thence N 0° 30' 04" W parallel to said East line a distance of 439.56 feet to the Point of Beginning, thence continue N 0° 30' 04" W parallel to said East line a distance of 60 feet, thence S 88° 51' 45" W 10 feet, thence S 0° 30' 04" E parallel to said East line a distance of 60 feet, thence N 88° 51' 45" E 10 feet to the Point of Beginning. Containing 600 square feet, more or less.

For Grantor's title, see deed from William M. Lyons dated April 12, 1990 recorded with Citrus County Public Records in Book 852, Page 74-P.

(Asset No. 80a)

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