

Name: Lake Rousseau Dev. Co., Inc.

Address: P.O. Box 299
Crystal River, FL 34423

This Instrument Prepared by:

Thomas M. Van Ness, Sr.
Address: P. O. Box 299
Crystal River, FL. 34423

Property Appraisers Parcel Identification (Folio) Number(s):
05-18S-17E-11000-0530
Grantee(s) S.S. #(s):

Commercial Paper & Printing Co., Inc. 1987

Documentary Tax Paid
\$ 75.00
Intangible Tax Paid
\$ _____
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By [Signature] D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

15.00
70.00
#17192

This Warranty Deed Made and executed the 1st day of June A.D. 1995 by

LAKE ROUSSEAU DEVELOPMENT CO., INC.
a corporation existing under the laws of Florida, and having its principal place of business
at 1158 N. Circle Drive Crystal River, FL 34429

hereinafter called the grantor, to William T. Arthur and Dorothy M. Arthur, his wife
whose post office address is 10294 W. Montyce Court Crystal River, FL 34428

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, 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 said 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, State of Florida, viz:

COMPLETE LEGAL DESCRIPTION ATTACHED

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
860594
VERIFIED BY:
[Signature]
D.C.
JUN 2 PM 2 04

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 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 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.

In Witness Whereof the said 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.

EX 1082 PG 1982

LAKE ROUSSEAU DEVELOPMENT CO., INC.
(CORPORATE SEAL)
ATTEST: Patricia Ann Van Ness Secretary

Signed, sealed and delivered in the presence of:

[Signature] Witness Signature

Robert S. Chappell Printed Name

[Signature] Witness Signature

Cynthia L. Meahl Printed Name

Lake Rousseau Development Co., Inc.

[Signature] President (Signature)

Thomas M. Van Ness Printed Name

STATE OF Florida
COUNTY OF Citrus

Patricia Ann Van Ness known to me to be the President and Secretary respectively of Lake Rousseau Development Co., Inc., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named persons: Personally Known and that an oath (was/was not) taken.

NOTARY RUBBER STAMP SEAL

Official Seal
ROBERT S. CHAPPELL
Notary Public, State of Florida
My comm. expires Feb. 15, 1999
Comm. No. CC 439107

Witness my hand and official seal in the County and State last aforesaid this 1st day of June, A.D. 1995

[Signature] Notary Signature
Robert S. Chappell Printed Notary Signature

Henigar

&

Ray

Engineering
Associates
Inc.

ARCHITECTS • ENGINEERS • ECOLOGISTS • PLANNERS • SURVEYORS

640 EAST HIGHWAY 44 • CRYSTAL RIVER, FLORIDA 32629 • TELEPHONE: (904) 795-6551 - (904) 447-2889

August 6, 1985

'Spring Run'

BK 1082 PG 1983

Legal description for
Soil Doctors, Inc. of
Lots in an unrec. subd. of
Section 5-18-17

Lot 53:

Commence at the NW corner of the NE $\frac{1}{4}$ of Section 5, Township 18 South, Range 17 East, thence N 88°58'11" E along the North line of said NE $\frac{1}{4}$ a distance of 280 feet, thence S 0°48'22" E 25 feet, thence N 88°58'11" E, parallel to said North line a distance of 100 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 25°30'00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence S 65°31'49" E 125.20 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 25°30'00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence N 88°58'11" E parallel to said North line a distance of 875 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16°52'12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence S 74°09'37" E 299.52 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 73°07'44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence S 1°01'53" E 314.99 feet, thence S 88°33'44" W 340 feet, thence N 81°26'16" W 836.20 feet to the Point of Beginning, thence continue N 81°26'16" W 123.80 feet, thence N 16°58'33" W 207.66 feet, thence East 216.39 feet, thence S 8°33'44" W 219.60 feet to the Point of Beginning.

Subject to an easement across the following described lands for road right-of-way:
Commence at the NW corner of the NE $\frac{1}{4}$ of Section 5, Township 18 South, Range 17 East, thence N 88°58'11" E along the North line of said NE $\frac{1}{4}$ a distance of 280 feet, thence S 0°48'22" E 25 feet, thence N 88°58'11" E, parallel to said North line a distance of 100 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 25°30'00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence S 65°31'49" E 125.20 feet to

ARTHUR D. RAY, P.L.S.
ROBERT L. HENIGAR, P.L.S.
TERRYL McLEOD, P.L.S.

MARK A. STOKES, P.L.S.
JOHN T. BARR, P.L.S.
KENT GREEN, P.L.S.

W. BRUCE WHITE, P.E.
RICHARD L. PORTER, P.E., P.L.S.
EDWARD J. STARNICK, P.E.

OTIS E. SANDERS, A.I.A.
KEVIN ATKINS, ECOLOGIST

migar
&
Ray Engineering
Associates
inc.

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August 6, 1985

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Legal description for
Soil Doctors, Inc. of
Lots in an unrec. subd. of
Section 5-18-17

Lot 53 (continued):

the P.C. of a curve, concaved Northeasterly, having a central angle of 25°30'00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence N 88°58'11" E parallel to said North line a distance of 875 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16°52'12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence S 74°09'37" E 299.52 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 73°07'44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence S 1°01'53" E 314.99 feet, thence S 88°33'44" W 340 feet, thence N 81°26'16" W 836.20 feet to the Point of Beginning, thence continue N 81°26'16" W 123.80 feet, thence N 16°58'33" W 50 feet to a point on a cul-de-sac, concaved Southeasterly, having a central angle of 300° and a radius of 50 feet, thence Northeasterly and Southeasterly along the arc of said cul-de-sac a distance of 74.65 feet to a point (chord bearing and distance between said points being S 64°12'24" E 67.90 feet), thence S 81°26'16" E 80.50 feet, thence S 8°33'44" W 25 feet to the Point of Beginning.

Subject to an easement across the existing canal along the Northerly boundary thereof.

BK 1082Pg 1984

ARTHUR D. RAY, P.L.S.

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W. BRUCE WHITE, P.E.

OTIS E. SANDERS, A.I.A.

KEVIN ATWINS, ECOLOGIST