

This Instrument Prepared by:  
J. MICHAEL BLACKSTONE  
7655 W. Gulf to Lake Highway  
Suite 2  
Crystal River, Florida 34429  
Property Appraisers Parcel  
Identification Number: 13 20S 18E 0010'00300'000

090PG0017 867077

## WARRANTY DEED

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
PETTY CLERK, CLERK

*This Warranty Deed*, Made the 5<sup>th</sup> day of July, 1995, by

CORAL A. PRICE, a married woman

'95 JUL 20 PM 3 52

hereinafter called the Grantor,

VERIFIED BY:

to CORAL A. PRICE and FREDERICK J. SNELL, JR., Tenants in Common, KR D.C.

whose post office address is 2025 Rivers Edge Boulevard, Crystal River, Florida 34429

hereinafter called the Grantee.

*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 11, Block 30, SUGARMILL WOODS CYPRESS VILLAGE, according to the plat thereof, recorded in Plat Book 9, Page 88, of the Public Records of Citrus County, Florida.

SUBJECT TO RESERVATIONS OF RECORD

Said property is not the homestead of the Grantor(s) under the laws and construction of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

*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, 1995.

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

Signed, sealed and delivered in the presence of:

Cathy Janowski  
Witness Signature

Cathy Janowski  
Printed Name

Deborah Ellis  
Witness Signature

Deborah Ellis  
Printed Name

STATE OF FLORIDA  
COUNTY OF CITRUS

Coral A. Price  
CORAL A. PRICE  
2025 Rivers Edge Boulevard  
Crystal River, Florida 34429

Documentary Tax Paid  
\$ 16.10  
Intangible Tax Paid  
\$ -0-  
Bolly Stellan,  
Clerk of Circuit Court  
Citrus County, Florida  
By: K. Lambert D.C.

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CORAL A. PRICE, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken.        Said person is personally known to me.        Said person provided FL DRIVERS as identification.        LICENSE

Witness my hand and official seal in the County and State last aforesaid this 5<sup>th</sup> day of July, 1995.

NOTARY RUBBER STAMP SEAL

Karen M. Rook  
NOTARY SIGNATURE  
KAREN M. ROOK  
NOTARY PRINTED NAME

OFFICIAL NOTARY SEAL  
KAREN M. ROOK  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC438296  
MY COMMISSION EXP. JULY 1, 1997