

This Instrument Prepared by and Record and Return to:

SCOTT G. LYONS, PRESIDENT  
NATURE COAST TITLE COMPANY, INC.  
916 N. SUNCOAST BLVD.  
CRYSTAL RIVER, FLORIDA, 34429  
File #: 04C02618

Property Appraisers Parcel Identification (Folio) Numbers:

R35-16S-16E-0020-00160-0010

Akernate Key #: 2282881

Grantees SS #:

This Instrument is prepared in connection with the issuance of a Title Insurance Policy.

Documentary Tax Paid

\$ 350.00

Imp. Tax

\$ -0-

CITRUS COUNTY, FLORIDA

CITRUS COUNTY, FLORIDA

*K. Lambert*

SPACE ABOVE THIS LINE FOR RECORDING DATA

VERIFIED BY:  
*KSL*  
D.C.

'95 AUG 14 PM 1 08

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFLER, CLERK

869851

10.50 P.C.  
350.00 D.D.S.

### WARRANTY DEED

THIS WARRANTY DEED, made the 24 day of July, A.D. 1995 between

Wendell Schultz, a married man, joined by Kathleen Schultz, his wife

herein called the grantors, and

Howard L. Gunter and Loretta A. Gunter, his wife

whose post office address is: P.O. Box 121, Dunnellon, FL 34430

hereinafter called the Grantees:

(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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Citrus County, State of Florida, viz:

### SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1994, subject to easements, restrictions, and/or reservations of Records.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Betty Sanders*  
Witness Signature

Betty Sanders  
Printed Signature

*Margaret E. Hess*  
Witness Signature

Margaret E. Hess  
Printed Signature

*Wendell Schultz* L.S.  
Wendell Schultz  
1024 W. Henry Blair Lane, Dunnellon, Florida 34434

*Kathleen Schultz* L.S.  
Kathleen Schultz  
1024 W. Henry Blair Lane, Dunnellon, Florida 34434

STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 24 day of July, 1995 by Wendell Schultz, a married man joined by Kathleen Schultz, his wife who are personally known to me or have produced Driver's License as identification and did (did not) take an oath.

Noters: FL D.L.# 1000503-16-608-0

SEAL  
His FL.D.C.# S432-886-09-261-0

OFFICIAL NOTARY SEAL  
PAMELA RENEE DREW  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC203726  
MY COMMISSION EXPIRES MAY 26, 1996

*Pamela Renee Drew*  
Notary Signature  
Pamela Renee Drew  
Printed Notary Signature  
My Commission Expires:

BR 1092 Pg 2005

**EXHIBIT "A"**

**Lots 1, 2, 3 and 4, Block 15, LOVELACE LODGES, Section "A", according to the map or plat thereof recorded in Plat Book 2, page 14, public records of Citrus County, Florida.**

**BK 1092Pg2006**