

655182  
REDACTED

# Corporate Warranty Deed

This Indenture, made this 19TH day of January  
A.D. 19 96 , Between  
**GERRITS-CITRUS INC.**

whose post office address is: **P.O. BOX 969  
INVERNESS, FL. 34450**

a corporation existing under the laws of the  
State of **FLORIDA** , Grantor and  
**CHRISTOPHER S. BROWN AND MADELINE G.  
BROWN, HIS WIFE**

whose post office address is:  
**PO BOX 1663  
CRYSTAL RIVER, FL 34423**

Grantee,

RECORDED  
NOTARY PUBLIC STATE OF FLORIDA  
CRYSTAL RIVER, FLORIDA  
890583  
96 JAN 25 PM 5 36

### FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING  
YOU SHOULD CONTACT LOCAL BUILDING AND  
ZONING OFFICIALS AND OBTAIN THE LATEST  
INFORMATION REGARDING FLOOD ELEVATIONS  
AND RESTRICTIONS ON DEVELOPMENT BEFORE  
MAKING PLANS FOR THE USE OF THIS PROPERTY.

BK 115P60345

**Witnesseth**, that the said Grantor, for and in consideration of the sum of ( **Ten & NO/100** )  
Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and  
sold to the said Grantee forever, the following described land, situate, lying and being in the County of  
**Citrus** , State of Florida, to wit:

**LOT 47 OF SHAMROCK ACRES OF CRYSTAL RIVER PHASE 2, AN UNRECORDED  
SUBDIVISION FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NE  
CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 17 EAST, THENCE S  
88° 33' 24" W ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE  
OF 358.11 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 50  
FOOT WIDE ROAD, THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE A  
DISTANCE OF 233.37 FEET TO THE POINT OF BEGINNING, THENCE  
CONTINUE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 371.74  
FEET, THENCE S 79° 04' 27" E 685.66 FEET, THENCE N 10° 55' 33" E  
365 FEET, THENCE N 79° 04' 27" W 756.12 FEET TO THE POINT OF  
BEGINNING.**

Subject to covenants, restrictions, reservations and easements of  
record. Subject also to taxes for 1996 and subsequent years.

Parcel Identification Number: 04 18S17E3C020 0470

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful  
claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly  
authorized officer and caused its corporate seal to be affixed the day and year first above written.

**GERRITS-CITRUS INC.**

Signed and Sealed in Our Presence:

By: Shirley A. Haynes  
**SHIRLEY A. HAYNES**  
VICE-PRESIDENT

Donna Jo Marlowe  
Name: **DONNA JO MARLOWE**

Documentary Tax Paid Its \$ 175.00

Linda Castoro  
Name: **LINDA CASTORO**

Intangible Tax Paid  
\$ \_\_\_\_\_

(Corporate Seal)

State of **Florida**  
County of **Citrus**

Notary Public  
State of Citrus Court,  
Citrus County, Florida  
By: JB D.C.

The foregoing instrument was acknowledged before me this 19TH day of **January** , 19 96 , by  
**SHIRLEY A. HAYNES**  
of **GERRITS-CITRUS INC.**

a corporation existing under the laws of the State of  
He/She is personally known to me or has produced

**FLORIDA** , on behalf of the corporation.  
**PERSONALLY KNOWN TO ME** as identification.

PREPARED BY AND  
RECORD & RETURN TO:  
Donna Jo Marlowe  
Crystal River Title Company, Inc.  
Post Office Box 1437  
Crystal River, Florida 34423-1437  
File No: C96-50674

Donna Jo Marlowe  
Notary Public **DONNA JO MARLOWE**  
Print Name:  
My Commission Expires:

OFFICIAL NOTARY SEAL  
DONNA JO MARLOWE  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC509776  
MY COMMISSION EXP. NOV. 24, 1999