

This Warranty Deed

Made this 26th day of January A.D. 19 96
by Algonquin Trading Company, Inc.

96 MAR 8 PM 2 35

696397

hereinafter called the grantor, to
John E. Faulders and Rita M. Faulders,
husband and wife

whose post office address is:
21362 National Pike
Boonsboro, Maryland 21713
Grantees' Tax Id # :

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, all that certain land situate in **Citrus** County, Florida, viz:

Lot #30 to 33, both inclusive in Block #33, Unit #2, on Map of Inverness Highlands Subdivision, Citrus County, Florida, according to map or plat thereof recorded in the office of the Clerk of the Circuit Court of Citrus County, Florida, in Plat Book 2, Page 97.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 02/19S/19E/0020/00330/0300

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; 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 encumbrances except taxes accruing subsequent to December 31, 19 1996

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:

Jill M. Weeks
Name: JILL M WEEKS

Algonquin Trading Company Inc LS
Name & Address: Algonquin Trading Company, Inc.

Kathleen S. Pezone
Name: Kathleen S. Pezone

President: Milo Pike LS
Name & Address: 4312 Hythe Court

Documentary Tax: \$ 14.00

Palm Harbor FL 34685 LS

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

State of **Florida**
County of **Pinellas**

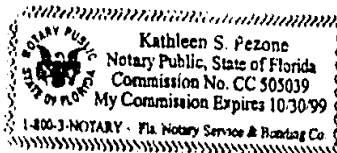
By: JPB D.C.

The foregoing instrument was acknowledged before me this 26th day of January, 19 96 by Milo Pike, President of Algonquin Trading Company, Inc.

who is personally known to me or who has produced New Hampshire D.L. as identification.

Kathleen S. Pezone
Print Name:
Notary Public
My Commission Expires: _____

PREPARED BY: Kathleen S. Pezone
RECORD & RETURN TO: Kathleen S. Pezone
Astro Title Services, Inc.
510 N. Fort Harrison Avenue
Clearwater, Florida 34615
File No: CI-96-0015



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Prepared By
Kathleen S. Pezone