

This instrument was prepared by: Donald F. Perrin, Esq.

Name **BRANNEN, STILLWELL & PERRIN, P.A.**

Address Post Office Box 250  
320 Highway 41 South  
INVERNESS, FLORIDA 34451-0250

BK 112762106

Return to:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Grantee #1 S.S. No. \_\_\_\_\_  
Grantee #2 S.S. No. \_\_\_\_\_  
Property Appraiser's  
Parcel Identification No. \_\_\_\_\_

96 APR 19 PM 3 53

FEDERAL BUREAU OF  
RECORDS & COMMUNITY SERVICES  
NOTARY PUBLIC CLERK

902713

### WARRANTY DEED

(STATUTORY FORM — SECTION 689.02, FS.)

**This Indenture**, made this 19th day of April 19 96, **Between**  
MARY JOHANSSON, an unmarried widow and survivor of an estate by the entireties with  
her deceased husband, STEN H. JOHANSSON  
whose post office address is 5145 West Pine Ridge Blvd., Beverly Hills, FL 34665  
of the County of Citrus, State of Florida, grantor, and  
CARL H. JOHANSSON and GERALDINE A. JOHANSSON, his wife  
whose post office address is 17 White Oak Road, Ansonia, CT 06401  
of the County of \_\_\_\_\_, State of Connecticut, grantee,

**Witnesseth** that said grantor, for and in consideration of the sum of \_\_\_\_\_ Dollars,  
-----TEN AND NO/100-----  
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following  
described land, situate, lying and being in Citrus County, Florida, to-wit:

Lot 30, Block 25, BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof  
as recorded in Plat Book 4, Page 98, public records of Citrus County, Florida.

SUBJECT TO easements, restrictions, covenants, limitations and condition of record,  
if any.

SUBJECT TO lien of taxes for 1996 and subsequent.

The grantor swears that she and her deceased husband, STEN H. JOHANSSON, were continu-  
ously married from they date they acquired title to the above described property until  
the date of his death on May 14, 1990.

LEGAL DESCRIPTION AND  
TITLE TO PROPERTY NOT  
SEARCHED OR APPROVED.

"RADON GAS: Radon is a naturally occurring radioactive  
gas that, when it has accumulated in a building in suf-  
ficient quantities, may present health risks to persons  
who are exposed to it over time. Levels of radon that  
exceed federal and state guidelines have been found in  
buildings in Florida. Additional information regarding  
radon and radon testing may be obtained from your county  
public health unit."

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

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Donald F. Perrin  
(First Witness)  
Printed or typed name: Donald F. Perrin

Mary Johansson (Seal)  
Grantor  
Printed or typed name: MARY JOHANSSON

Jane M. Kelly  
(Second Witness)  
Printed or typed name: Jane M. Kelly

\_\_\_\_\_  
Grantor  
Printed or typed name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF CITRUS

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of April  
19 96, by MARY JOHANSSON, an unmarried widow, who is (or are) personally known to me as a Notary

My commission expires:

Donald F. Perrin  
Notary Public  
Printed, typed, or stamped name: \_\_\_\_\_

