

Prepared By and Return to:
NORMAN C. CUMMINS
CUMMINS, MUELLER & JUDSON, P.A.
1009 NORTH 14TH STREET
LEESBURG, FL 34748

Parcel ID# 1988284
Grantee(s):
BRUCE K. SANFORD SS# 352-28-8593
MONA S. SANFORD SS# 263-48-2002

Documentary Tax Paid

\$ 647.50

Intangible Tax Paid

\$ 0

Betty Striller,
Clerk of Circuit Court,
Citrus County, Florida
By: *[Signature]* D.C.

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This Warranty Deed Made the 23rd day of April, 1996, by **ROBERT W. RICH and JEANNE PAT RICH**, his wife, hereinafter called the grantor, to **BRUCE K. SANFORD and MONA S. SANFORD**, his wife, creating an estate by the entirety, whose post office address is 2827 COCOVIA WAY, LEESBURG, FLORIDA 34748, hereinafter called the grantee:

(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 Grantor, 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 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 26, Block 31, RIVERHAVEN VILLAGE, according to the plat thereof as recorded in Plat Book 9, Pages 31 thru 53, inclusive, and as amended in said Plat by corrected pages 37, 51, 52 and 63, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 307, Public Records of Citrus County, Florida.

"THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA IS HEREBY SOLE EMPLOYER OF ANY OTHER GOVERNMENTAL AGENCY EMPLOYEES. IN THE EVENT OF THE MERGERS OR IMPROVEMENT OF ANY DRIVE CLOSING TO THE PROPERTY HEREIN CONVEYED"

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:

[Signature]
Signature

SANDIE SEATON
Printed Name

[Signature]
Signature

Patricia R. Mueller
Printed Name

[Signature] (L.S.)
ROBERT W. RICH
6260 S. VIEW POINT
HOMMOBASSA, FL 34448

[Signature] (L.S.)
JEANNE PAT RICH
6260 S. VIEW POINT
HOMMOBASSA, FL 34448

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me the 23rd of April, 1996, by **ROBERT W. RICH and JEANNE PAT RICH**, his wife, who is/are personally known to me or who produced a driver's license as identification and who did take an oath.

RECORDERS NOTE:
The legibility of writing, typing or printing creates liability in this document when received.

[Signature]
Notary Public
Printed Name:
My Commission Expires:

PATRICIA R. MUELLER
MY COMMISSION # CC 935505
EXPIRES: January 23, 1998
Bonded thru Notary Public Underwriters

BR 1129PG1357