

This Warranty Deed

Made this 21st day of June A.D. 19 96
by E. G. Barbee, an unmarried widower,

hereinafter called the grantor, to
John J. Martynowski and Carmella M.
Martynowski, Trustees of the J.C.
Martynowski Living Trust U/T/D 3-1-85
whose post office address is: 8305 W. Highland St.
Homosassa, Florida 34448
Grantees' Tax Id # :

JUN 27 1996
 9 12 967

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 2 & 3, Block 14, CRYSTAL ACRES, LESS & EXCEPT the S 310 ft., according to plat thereof as recorded in Plat Book 2, Page 119, Public Records of Citrus County, Florida.

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

BK 1138 PG 1966
 LT # 19788

Parcel Identification Number: R1019S17E 0020 00140 0020

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 95

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:

William S. Hudson
Name: William S. Hudson
Print Name

E. G. Barbee
Name & Address: E. G. Barbee LS
8480 W. Highland St., Homosassa, FL 34448

Beverly E. Sutton
Name: Beverly E. Sutton
Print Name

Name & Address: _____ LS
Documentary Tax Paid
\$ 175.00

Name: _____
Print Name

Name & Address: _____ LS
Intangible Tax Paid
\$ 0

Name: _____
Print Name

Name & Address: _____ LS
Betty Striffler,
Clerk of Circuit Court,
Citrus County, Florida
By: RSL D.C.

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

The foregoing instrument was acknowledged before me this 21st day of June, 19 96, by E. G. Barbee, an unmarried widower,

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

Beverly E. Sutton
Print Name: _____
Notary Public
My Commission Expires: _____

PREPARED BY: WILLIAM J. HUDSON, PRES.
LAND TITLE INSURANCE OF
CITRUS COUNTY, INC.
P.O. Box 2049
Homosassa Springs, Florida 34447
File No: LT-HS-19788



PERSONALLY KNOWN BY ME
 PRODUCED I.D. FL. D.L.