

SEP- 9-95 MON 13:56 AMERICAN TITLE

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P.04

Prepared by and Return to:

LYNN P. CHRISTIANSEN
AMERICAN TITLE SERVICES OF CITRUS COUNTY, INC.
2230 Highway 44 West
Inverness, FL 34453
SS# - GRANTEE 1: - -

(Space Above This Line for Recording Date)

WARRANTY DEED

File No. 90075625

93 SEP 17 AM 10 21

FILED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

923494

BK 1149PG 1929

THIS INDENTURE, made this 10 day of September, A.D. 1995 between

CERYL P. BENAVIDES, as Successor Trustee under Trust Indenture of Abraham Cohen and Sara P. Cohen dated 2-15-79, as Grantor, whose address is: 9 CRESTVIEW CT., MONTCLAIR, NJ 07042 and

OLYN KEITH and KATHERINE KEITH, his wife

as Grantee, whose address is: 139 S. ROYAL WAY, INVERNESS, FL 34450

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantors in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Citrus, State of Florida, to-wit:

SEE ATTACHED FOR CONTINUATION OF LEGAL DESCRIPTION

Property Tax ID Number: 02-19-20-2bako-C070

SUBJECT TO easements, restrictions and reservations of record, if any, and taxes for 1996 and subsequent years.

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

Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses Barbara Finkelstein

(WITNESS 1) BARBARA FINKELSTEIN

PRINT OR TYPE NAME: Eleanor Pryor

(WITNESS 2) ELEANOR PRYORS

PRINT OR TYPE NAME:

State of
County of

The foregoing instrument was acknowledged before me on this 10 day of September, 1995 by CERYL P. BENAVIDES, who is known to me, or who has produced Robert J. Pryor as the identification and did NOT take an oath.

My Commission Expires:

(SEAL)

NOTARY PUBLIC
PRINT OR TYPE NAME:

MADELINE SANTANA
Notary Public, State of New York
No. 41-4944789
Qualified in Queens County
Commission Expires November 28, 1996

Documentary Tax Paid

\$ 540.30

Intangible Tax Paid

\$

Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida

By: T.B. D.C.

RECEIVED
The legibility of original documents is essential to the accuracy of the information contained in this document when received.

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LEGAL DESCRIPTION

COMMENCE AT THE SW CORNER OF THE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 20 EAST, THENCE SOUTH $89^{\circ}41'50''$ EAST ALONG THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 1740.72 FEET, THENCE NORTH $1^{\circ}23'30''$ WEST 202.57 FEET, THENCE NORTH $28^{\circ}08'30''$ EAST 167.11 FEET, THENCE NORTH $34^{\circ}06'30''$ EAST 155.39 FEET, THENCE NORTH $22^{\circ}23'30''$ WEST 89.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF A COUNTY ROAD, THENCE N. $78^{\circ}53'30''$ WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 60 FEET, THENCE NORTH $14^{\circ}43'20''$ EAST 150.31 FEET, THENCE SOUTH $78^{\circ}53'30''$ EAST 98.82 FEET, THENCE SOUTH $11^{\circ}06'30''$ WEST 127.30 FEET TO A POINT ON A CURVE, CONCAVED SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 230° AND A RADIUS OF 50 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.12 FEET TO THE POINT OF BEGINNING (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH $62^{\circ}22'43''$ WEST 36.28 FEET), ALSO KNOWN AS LOT 7 IN BLOCK "K", OF PROPOSED POINT O' WOODS.

CS