

10.50  
1,297.10

55

# WARRANTY DEED

Return to:

Name: Commonwealth Land Title Insurance Company

Address: 213 Courthouse Square, Inverness, FL 34450

This Instrument Prepared by: Colette Hill

Address: 213 Courthouse Square, Inverness, FL 34450

Parcel I.D. Number(s): 20-18-17-0040-000C0-0080

Grantee(s) S.S.#(s):

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STIFFLER, CLERK  
96 SEP 27 PM 2 13  
VERIFIED BY: KSA  
D.C.  
925101

**This Warranty Deed**, Made the 26<sup>th</sup> day of September A.D. 1996  
by Richard Harry Siem also known as Richard Siem and Darlene Dorothy Siem, also known  
as Darlene D. Siem, his wife, hereinafter called the grantor, to Edward J. Nordyke and Norma  
J. Nordyke, his wife, whose post office address is 522 Miller Creek Road NW  
Crystal River, FL 34429  
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 \$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.:

**FOR DESCRIPTION OF LANDS - SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF**

**And** the grantor hereby fully warrants the title to said land and will defend the same  
against the lawful claims of all persons whomsoever, except taxes for the year 1996 and  
subsequent

**In Witness Whereof**, the grantor has signed and sealed these presents the day  
and year first above written.

Signed, sealed and delivered in the presence of:

Bernadette Doherty  
Signature

Bernadette Doherty  
Printed Signature

Marcella J. Cook  
Signature

Marcella J. Cook  
Printed Signature

Richard Harry Siem  
Signature

Richard Harry Siem also known as Richard Siem  
Address

Box 53, Gaylord, MN 55334  
Address

Darlene Siem  
Signature

Darlene Dorothy Siem also known as Darlene D. Siem  
Address

Box 53, Gaylord, MN 55334  
Address

STATE OF Florida  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of  
September, A.D. 1996 by Richard Harry Siem also known as Richard Siem and Darlene  
Dorothy Siem also known as Darlene D. Siem, who are personally known to me or who have  
produced NOT DRIVERS LIC. as identification and who did not take an oath.

Documentary Tax Paid  
\$ 1297.10

Intangible Tax Paid  
\$ -0-

Betty Striller,  
Clerk of Circuit Court  
Citrus County, Florida

By: KB D.C.

Bernadette Doherty  
Signature

Bernadette Doherty  
Printed Signature

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

BERNADETTE DOHERTY  
Notary Public, State of Florida  
My comm. expires July 17, 1999  
Comm. No. CC466722

Return to  
Commonwealth Land Title  
File # CR15391

BK1151PG1213

Company File No. CR75291  
Agent File No.

EXHIBIT "A"

Commence at the most Easterly corner of Lot 8, Block C, BUNTS POINT UNIT NO. 1, as recorded in Plat Book 2, page 74, of the Public Records of Citrus County, Florida, thence North 51 degrees 49' West along the Northeasterly line of said Lot 8 a distance of 153.53 feet to the POINT-OF-BEGINNING, thence South 51 degrees 49' East along said Northeasterly line a distance of 153.53 feet to the most Easterly corner of aforementioned Lot 8, said point being on the Northwesterly right-of-way line of Waren Drive, as shown on said plat, thence South 45 degrees 56' West along said right-of-way line a distance of 100 feet to the most Southerly corner of said Lot 8, thence North 50 degrees 17' 15" West 133.52 feet, thence North 63 degrees 27' 48" West 21.36 feet, more or less to the waters of Miller Creek, thence North 26 degrees 32' 12" East along said waters a distance of 5 feet, thence North 36 degrees 03' 04" East along said waters a distance of 82.66 feet, more or less to a point that bears North 85 degrees 36' 40" West from the POINT-OF-BEGINNING, thence South 85 degrees 36' 40" East 22.18 feet, more or less to the POINT-OF-BEGINNING.

BK 151 PG 1214