

R PREPARED BY AND RETURN TO:
SCOTT TORRIE, ESQUIRE
SCOTT TORRIE, P.A.
10220 U.S. HWY 19, SUITE 300
PORT RICHEY, FLORIDA 34668

10.50rec
406.00 DS

Documentary Tax Paid
\$ 406.00
Intangible Tax Paid
\$ 0
Betty Striffler,
Clerk of Circuit Court,
Citrus County, Florida
By: TS D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFFLER, CLERK
97 JUN 2 PM 12 44
VERIFIED BY: RS
D.C.

937637

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 27 day of December, 1996, by BARNETT BANK, N.A., f/k/a Barnett Bank of Jacksonville, N.A., successor by merger to BARNETT BANK OF THE SUNCOAST, N.A., whose address is 100 N. Laura Street, Jacksonville, Florida 32202, hereinafter called Grantor, to WILL B. PARKS, a single man, whose address is 9343 W. Green Bay Lane, Crystal River, Florida, 34428, hereinafter called Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Citrus County, Florida, described as follows:

Lot 17, Block 5, MARQUETTE VILLAGE, UNIT NO. 1, according to the map or plat thereof as recorded in Plat Book 3, Page 42, of the Public Records of Citrus County, Florida.

THIS DEED IS SUBJECT TO THE FOLLOWING:

1. Real Estate Taxes for the year 1997 and all subsequent years.
2. Easements, reservations and restrictions of record.

Folio #2261030

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

BK 1164 PG 1756

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its seal to be affixed the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

BARNETT BANK, N.A. f/k/a Barnett Bank of Jacksonville, N.A., successor by merger to Barnett Bank of the Suncoast, N.A.

Candace Thomas Simmonds
Print Name Candace Thomas Simmonds

By: Barnett Banks, Inc., a Florida corporation, as attorney-in-fact for Barnett Bank of Jacksonville, N.A., pursuant to Power of Attorney dated March 1, 1992.

Gloria J. Lathrop
Print Name GLORIA J. LATHROP

By: Lora Small (SEAL)
LORA SMALL, AS DESIGNATED REPRESENTATIVE of Barnett Banks, Inc.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27 day of Dec., 1996, by Lora Small, as Designated Rep. of Barnett Banks, Inc., a Florida corporation, as attorney-in-fact for Barnett Bank of Jacksonville, N.A., pursuant to Power of Attorney dated March 1, 1992, on behalf of the corporation. He/she is personally known to me or has produced a Drivers License or other: _____ as identification and (did) (did not) take an oath.

Candace Thomas Simmonds (SEAL)

NOTARY PUBLIC

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:



CANDACE THOMAS SIMMONDS
My Commission CC56309
Expires May 21, 2000

BR 1164 PG 1757

RECORDING INFORMATION
The legibility of writing, typing or printing unsatisfactory in this document when received.