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10.5  
54.00

Documentary Tax Paid  
\$ 504.00  
Intangible Tax Paid  
\$ 0.00

938835

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

Betty Striffler,  
Clerk of Circuit Court  
Citrus County, Florida

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFFLER, CLERK

By: C. P. Bailey D.C.

'97 JAN 13 PM 2 59

**SPECIAL WARRANTY DEED**

VERIFIED BY:  
[Signature] D.C.

THIS SPECIAL WARRANTY DEED made the 19 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 RONALD U. BRECHER and ROSELYN BRECHER, husband and wife, whose address is 3013 Prestige Drive, Clearwater, Florida 34619, 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:

All that part of Lot 93, of RIVER BEND, UNIT NO. 3, that lies outside of the highwater line of the Dunnellon Hydro Plant Pond Area, according to the map or plat thereof as recorded in Plat Book 2, Page 89, of the Public Records of Citrus County.

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 #1017122 0

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.

EX 1166PG026

RECORDED

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.

[Signature]  
Print Name Traci Jenkins

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.

[Signature]  
Print Name Christopher T. Cox

By: [Signature] (SEAL)  
SCOTT GILPIN, as DESIGNATED REPRESENTATIVE of Barnett Banks, Inc.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19 day of Dec., 1996, by Scott Gilpin, 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.

[Signature] (SEAL)

NOTARY PUBLIC

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:



CANDACE THOMAS SIMMONDS  
My Commission CC588308  
Expires May 21, 2000

BR1166PG0027

THIS INSTRUMENT IS THE ORIGINAL WHEN RECEIVED.