Address: 7121 Homos File This Instrument Pro	Return to (raciose well-addressed stamped enseringe) ern Sun Title Co. Inc W. International Ct. assa, FL 34446 # 97-01-4197 # 97-01-4197 Kathy Engwer		9 4 FILED & HE FILED & HE BETTY STRIF
Address: 7121 Homos Property Appenditors	W. International Ct. S sassa, FL 34446 Belty Striller, Clerk of Circuit County, Flor 13-20S-18E-0010 000B0 0101 Citrus County, Flor	purt,	943764 943764 DE RECONDED COUNTY, FLORIDA COUNTY, FLORIDA STRIFLER, CLERK
10.00K	C stace above this line for mocessino data This Marranty Beed , Made the Robert Christensen, a married man and G		
	Hitriceseth , That the Grantor, for and in consid- valuable considerations, receipt whereof is hereby an releases, conveys and confirms unto the Grantee all the County, State of <u>Florida</u>	<u>Circle</u> , <u>HomosASSA</u> , <u>F</u> ude all the parties to this instrument and the heirs, legi- igns of corporations, wherever the context to admits or eration of the sum of $$10.00$ *** cknowledged, hereby grants, barg at certain land, situate in	I representatives. requires.) ************ and other pains, sells, aliens, remises. ETUB
54	Lot 10-1: A Portion of Lot 10, Block more particularly described on rider made a part hereof. GRANTORS hereby certify that the abov	marked canibil A local	not and never
1719600	GRANTORS hereby certify that the above described property def for by the State of has been their consitiutional homestead as made and provided for by the State of Florida. Subject to Restrictions and Easements of Record. Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Habe 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, and hereby warrants the title to said land 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 ⁹⁶ . Js. Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.		
BKII			
	Signed, sealed and delivered in the presence of: Host, English Wilsons Signature (in to first Transfer) Preside Nume Preside Nume	Octavor Signasure Robert Christense Phased Name	
	Witness Signature (as to Congrantor, 1970)	- Co Chaler Signatury (11 any)	W. Howsonson, El SWAYL
	Elited Name, <u>Manuelle</u> <u>Witness Signature (as to Co-Organized asy)</u> <u>E</u> <u>Danielle</u> <u>Fland Name</u> <u>STATE OF</u> <u>Florida</u>	<u>Gary Monnell</u> <u>Fried Name</u> <u>J25 Cino try</u> Clu Prod Office Address	h Dr. Largo El. 34641-
	COUNTY OF <u>Citrus</u> <u>Robert Christensen</u> , a married man known to me to be the person described in and who exe executed the same, and an oath was not taken. (Check one:)	to administer oaths and take and Gary Monnell, a marri cuted the foregoing instrument, who ackno	Swieuged before into that
	following type of identification: Personally known of the state of Postonally known of the state of Poston and the state of Po	wn to me	I in the County and State last aforesaid February A.D. 19_97

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EXHIBIT "A"

BK1171PG0055

Lot 10-1: A portion of Lot 10, Block B-B, Cypress Village, Sugarmill Woods, as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the public records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the public records of Citrus County, Florida: Begin at the SW corner of said Lot 10, Block B-B, thence N. 79 deg. 28'07" E., along the South line of said Lot 10, Block B-B, a distance of 117.77 feet; thence N. 00 deg. 19'37" W., along a non-radial line, a distance of 218.05 feet to the North line of said Lot 10, Block B-B, said point being on a curve concave Southeasterly, having a radius of 476.87 feet and a central angle of 22 deg. 32'15"; thence along the arc of said curve and the North line of said Lot 10, Block B-B, a distance of 112.53 feet, (chord bearing and distance between said points being S. 67 deg. 58'21" W., 112.27 feet), to the Point of a compound curve; thence along the arc of a curve concave Southeasterly a distance of 119.23 feet, said curve having a radius of 86.61 feet and a central angle of 76 deg. 52'45", (chord bearing and distance between said points being S. 21 deg. 46'22" W., 110.03 feet), to the Point of tangency; thence S. 17 deg. 40'00" E., along the Westerly line of said Lot 10, Block B-B, a distance of 100.00 feet to the Point of Beginning. The bearings herein refer to the assumed bearing N. 79 deg. 28'07" E., along the South line of Lot 10, Block B-B, Cypress Village, Sugarmill Woods, as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the public records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the public records of Citrus County, Florida.