

10.50
245.00

This Instrument Prepared by and Record and Return to:

Sylvain R. Robitaille
FIRST TITLE COMPANY, INC.
2028 Highway 44 West
Inverness, Florida 34453
File #: 04F01844

Property Appraisers Parcel Identification (Folio) Numbers:
R15-19S-20E-0020-0160

Alternate Key #: 1750199

Grantees SS #s:

This Instrument is prepared in connection with the issuance of a Title Insurance Policy.

SPACE ABOVE THIS LINE FOR RECORDING DATA

Documentary Tax Paid

\$ 245.00

Intangible Tax Paid

\$

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

By: DB D.C.

VERIFIED BY:

D.C.

97 APR 15 AM 10 42

FILED & RECORDED
CITRUS COUNTY, FLORIDA
CITY CLERK

952068

WARRANTY DEED

THIS WARRANTY DEED, made the 8th day of April, A.D. 1997 between

Robert B Beamer and Marie E. Beamer, his wife

herein called the grantors, and

Robert L. Rush and Lillie A. Rush, his wife

whose post office address is: 11001 Canary Trace, Inverness, FL 34620
hereinafter called the Grantees:

(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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 grantors hereby covenant with said grantees that the grantor is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and 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, 1996, subject to easements, restrictions, and/or reservations of Records.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Cora Lynn Janes
Witness Signature

Cora Lynn Janes
Printed Signature

Sylvain R. Robitaille
Witness Signature

Sylvain R. Robitaille
Printed Signature

Robert B. Beamer L.S.
Robert B Beamer

219 N. Argyle Point, Inverness, FL 34450

Marie E. Beamer L.S.
Marie E. Beamer

219 N. Argyle Point, Inverness, FL 34450

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 8th day of April, 1997 by
Robert B Beamer and Marie E. Beamer, his wife who is/are personally known to me or have produced
Dwight J. Rose as identification and aid (did not) take an oath.

SEAL

Notary Public, State of Florida
CORA LYNN JANES
My Comm. Exp June 16, 1998
Comm. No CC 383751

Cora Lynn Janes
Notary Signature

Cora Lynn Janes
Printed Notary Signature

My Commission Expires:

printing unsatisfactory in this
document when received.

BK 1179PG 1670

BK 1179PG 1671

EXHIBIT "A"

**Lot 16, Cardinal Retreats, according to the plat thereof as recorded in Plat Book 7,
Page 86, Public Records of Citrus County, Florida.**