

**This Warranty Deed**

957319

Made this 12th day of May A.D. 19 97  
by Michael Crippen and Terry Crippen, his wife,

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFLER, CLERK

'97 MAY 19 PM 2 31

VERIFIED BY:  
*[Signature]* D.C.

hereinafter called the grantor, to  
Ronald K. Dickson and Dorothy M. Dickson, his wife,

whose post office address is: 563 Grove St.  
Norwell, MA 02061  
Grantees' Tax Id # :

hereinafter called the grantee:

(Whenever used herein the term "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:

Lot 8, Block 108, CRYSTAL MANOR UNIT No. 2, according to plat thereof as recorded in Plat Book 8, Page 112 thru 134, Public Records of Citrus County, Florida.

**SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.**

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

Parcel Identification Number: R2017S17E 0220 01080 0080

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 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; that the grantor hereby fully warrants 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, 19 96

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

Signed, sealed and delivered in our presence:

*[Signature]*  
Print Name James A. Wade

*[Signature]* LS  
Name & Address: Michael Crippen  
9400 Beechtree Way, Crystal River, FL 34428

*[Signature]*  
Print Name William S. Hudson

*[Signature]* LS  
Name & Address: Terry Crippen  
9400 Beechtree Way, Crystal River, FL 34428

Name: \_\_\_\_\_  
Print Name \_\_\_\_\_

Name & Address: \_\_\_\_\_ LS

Name: \_\_\_\_\_  
Print Name \_\_\_\_\_

Name & Address: \_\_\_\_\_ LS

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me this 12th day of May, 19 97, by Michael Crippen and Terry Crippen, his wife,

who is personally known to me or who has produced Florida Drivers Licenses as identification.

Documentary Tax Paid  
\$ 95.00

Intangible Tax Paid  
\$ 0

*[Signature]*  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

PREPARED BY: WILLIAM J. HUDSON, PINS.  
LAND TITLE INSURANCE OF  
CITRUS COUNTY, INC.  
P.O. Box 2049  
Homosassa Springs, Florida 34447  
File No: LT-20212

*[Signature]*  
Clerk of Circuit Court,  
Citrus County, Florida

JULIA G. HUDSON  
Clerk of Circuit Court  
Citrus County, Florida

PERSONALLY KNOWN BY ME  
 PRODUCED I.D. Fl. D.L.

26 6.00  
2497 595.00  
20749

BK 1185PG 1169

CRISTAL LT #20212

document when received.