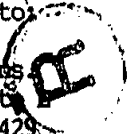


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D. 10

Prepared by & return to:
Jennifer Duca
for Southeast Title Ins
547 W Ft Island Tr, St
Crystal River, FL 34429



BK 1199PG2150

969897

For Recorders Use Only

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

'97 AUG 14 PM 2 44

WARRANTY DEED

VERIFIED BY:

This WARRANTY DEED made the (1) 12th day of August, 19 97 by
Manuel Psomos and Claire R. Psomos, his wife

[Signature] D.C.

Whose postoffice address is: 44 Eben Smith Road, Centerville, MA 02632
herein after called the grantor, to
Bruce Kaufman, a married man a/k/a Charles Bruce Kaufman

Whose postoffice address is:
7299 S Peach Point, Homosassa, FL 34446
hereinafter called the grantee:

(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 grantor, for and in consideration of the sum of \$10,000.00 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, vis:

Lot 11, Block B-33 and Lot 27, Block B-55, CYPRESS VILLAGE SUGARMILL WOODS, as per plat thereof recorded in Plat Book 9, Pages 86-150, Plat Book 10, Pages 1-150, Plat Book 11, Pages 1-16 and Plat Book 9, Page 87A, Public Records of Citrus County, Florida.

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 and assessments accruing subsequent to December 31, 1996, and subject to restrictions, reservations, and easements of record.

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:

(3) Melinda M. Smith
Witness-Signature Only

Melinda M. Smith
Type or Print Name of Witness

(4) Shirley K. Crockett
Witness-Signature Only

Shirley K. Crockett
Type or Print Name of Witness

(2A) Manuel Psomos (SEAL)
Manuel Psomos

(2B) Claire R. Psomos (SEAL)
Claire R. Psomos

(2C) _____ (SEAL)

(2D) _____ (SEAL)

State of (5) Barnstable Massachusetts

County of (6) Barnstable

(10) (AFFIX NOTARY SEAL)

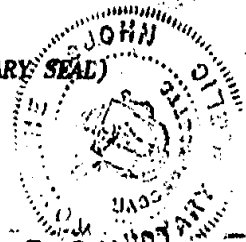
The foregoing instrument was acknowledged before me this (7) 12th day of August, 19 97 by Manuel Psomos and Claire R. Psomos, his wife, who has produced Massachusetts Drivers Licenses as identification and who _____ did or X did not take an oath.

(8) Roxanne DeJohn
Notary Public-Signature Only

Roxanne DeJohn
Type or Print Name of Notary Public

ROXANNE DeJOHN

My Commission expires: (9) _____ Notary Public
My Commission Expires Feb. 19, 2004



Documentary Tax Paid \$ 4000
Intangible Tax Paid \$ 0
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

This instrument was prepared by and return to Jennifer Duca of Southeast Title Insurance Agency, phone (352)-795-0688, as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it. REF: File #C9708136