

Rec. 10.00  
581.00

Documentary Tax Paid  
\$ 581.00  
Intangible Tax Paid  
\$ 0  
Betty Striffler,  
Clerk of Circuit Court,  
Citrus County, Florida  
By: [Signature] D.C.

FILED & RECORDED  
CITRUS COUNTY Florida  
BETTY STRIFFLER, CLERK

0976308

VERIFIED BY:  
[Signature] D.C.

PREPARE BY/RETURN TO:  
Thomas M. VanNess, Jr.  
FBN 0857750  
VanNess & VanNess, P.A.  
6206 West Corporate Oaks Drive  
Crystal River, FL 34429  
352-795-1444

Property Appraiser's Parcel Identification No. 25-18-17-0130-00020-0130

**WARRANTY DEED**

THIS WARRANTY DEED made the 24<sup>TH</sup> day of SEPTEMBER, 1997, by MICHELE VAN HALEM, as Personal Representative of the Estate of Rose M. Thompson, Deceased; hereinafter called the Grantor, to CATHERINE WALSH, a single person, whose post office address is 6107 West Fairdale Court, Crystal River, FL 34429, 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 Ten Dollars (\$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, State of Florida, viz:

LOT 13, BLOCK 2 of FAIRMONT VILLAGE, according to the plat thereof recorded in Plat Book 13, Pages 66 thru 68, Public Records of Citrus County, Florida.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT to all easements, reservations, restrictions, and encumbrances of record, if any; reference to which shall not act to reimpose the same.

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, and hereby 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, 1996.

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

RETURN TO  
NATURE COAST TITLE CO.  
FILE # 01005199

BK 1207 PG 0042

1997 SP 29 AM 8:55

Signed, sealed and delivered  
in the presence of:

*James Stanley Flis*  
Print Name: JAMES STANLEY FLIS

*Marliese Flis*  
Print Name: Marliese Flis

*Michele Van Halem*  
MICHELE VAN HALEM, as Personal  
Representative of the Estate  
of Rose M. Thompson, Deceased  
24 Acorn Avenue  
Farmingville, NY 11738

STATE OF NEW YORK  
COUNTY OF SUFFOLK

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared MICHELE VAN HALEM, as Personal Representative of the Estate of Rose M. Thompson, Deceased; to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same freely and voluntarily after having presented HER DRIVERS LICENSE as identification and having taken an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 24<sup>TH</sup> day of SEPTEMBER, 1997.

JAMES STANLEY FLIS  
NOTARY PUBLIC, State of New York  
No. 52-1255290  
Qualified in Suffolk County  
Commission Expires APRIL 30, 1999  
(SEAL)  
My Commission Expires: APRIL 30, 1999

*James Stanley Flis*  
Notary Public  
Print Name: JAMES STANLEY FLIS

\\cb\deeds\thompson.ded

\*\*\*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.

NOTE: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENT AGENCY RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE SUBDIVIDED PARCELS.

BK1207PG0043

1997SP 29 AM 8:55