This Warranty Deed

FILED & RECORDED
CITRUS COUNTY Florida
BETTY [illegible], CLERK

0979553

VERIFIED BY:
_____ D.C.

Documentary Tax Paid
$ 38.50
Intangible Tax Paid
$ 0
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: _____ D.C.

Made this day of **October** A.D. 19 **97**
by **Anthony Pantori**

hereinafter called the grantor, to
Edward Beta

whose post office address is: **205 Wavecrest Drive**
Mastic Beach, NY 11951

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 1, Block B, Pine Oak Estates Revised, according to the plat thereof recorded in Plat Book 11, pages 52 through 54, of the public records of Citrus County, Florida.

SUBJECT TO Covenants, Restrictions and Easements of record.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 06 17S 18E 021A 000B0 0010

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:

Edward Montegari
Name: Witness One

EDWARD MONTEGARI
Name: Witness Name Printed

Joe Coffey
Name: Witness Two

Joe Coffey
Name: Witness Name Printed

_____ LS
Name & Address: **Anthony Pantori**
915 Montauk Hwy., Bayport, NY 11705

_____ LS
Name & Address:

_____ LS
Name & Address:

_____ LS
Name & Address:

State of NY
County of SUFFOLK

The foregoing instrument was acknowledged before me this 15th day of **October**, 19 **97**,
by
Anthony Pantori

who is personally known to me ~~or who has produced~~ _____ as identification.

Jeanette H. Stalter
Notary Public
Print Name:
My Commission Expires:

JEANETTE H. STALTER
Notary Public, State of New York
Suffolk County No. 4905998
Commission Expires June 20, 1998

PREPARED BY AND RECORD & RETURN TO:
Tina L. Covey
Crystal River Title Company
4089 North Lecanto Highway/P.O. 641043
Beverly Hills, Florida 34465
File No: B97-54740

WD-1
6/93

1997 OCT 21 PM 1:30

BK 1210 PG 1522