

WARRANTY DEED FROM CORPORATION

Return to: (enclose self-addressed stamped envelope)

RAMCO 22

Name: Louie Lott Home Builder, Inc.
Address: 5287 W. Homosassa Trail
Lecanto Fl 34461

This instrument Prepared by: Louie Lott Home Builder, Inc.
Name: Claire M. Lott, Secretary
Address: 5287 W. Homosassa Trail
Lecanto Fl 34461

Property Appraiser's Parcel Identification: R0719S18E 33000 1090

Plot Number(s)

Circle(s) 9 9 7 (s)

By: Betty Strifler
Clerk of Circuit Court,
Citrus County, Florida
D.C.

Documentary Tax Paid \$
Intangible Tax Paid \$

FOR DEPOSIT ONLY
CITRUS COUNTY CLERK OF THE COURT
RECORDS DIVISION

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

0991651

VERIFIED BY: [Signature] D.O.

Documentary Tax Paid \$ 447.30

Intangible Tax Paid \$

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

DATE FOR RECORDING: 01/15/98

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made and executed the 15th day of January, 1998, by Louie Lott Home Builder, Inc.

a corporation existing under the laws of the State of Florida and having its principal place of business at 5287 West Homosassa Trail, Lecanto Florida 34461

hereinafter called the grantor, to James E. Elkins, Sr. and Shirley Elkins, his wife

whose post office address is 5420 S. Stoneridge Drive, Inverness Florida 34450

hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$--ten dollars----- and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land, situate in Citrus County, State of Florida, viz:

See Schedule "A" attached hereto and by this reference made a part hereof.

Lot 109, Hills of Avalon First Addition, an unrecorded subdivision

"THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENTAL AGENCY RESPONSIBLE FOR, THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED"

Subject to covenants, restrictions and easements of record. Subject also to taxes for 1998 and subsequent years.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(Corporate Seal)
ATTEST: Claire M. Lott
Claire M. Lott Secretary

LOUIE LOT HOME BUILDER, INC.
Name of Grantor

Signed, sealed and delivered in the presence of:

Ralph H. Tice
Witness Signature

[Signature]
President (Signature)

Ralph H. Tice
Printed Name

Louis M. Lott
President's Printed Name

Virginia E. MacKenzie
Witness Signature

5287 W. Homosassa Trail
Grantor's Post Office Address

Virginia E. MacKenzie
Printed Name

Lecanto Florida 34461

15.00
447.30

1998 JA 16 AM 11:48

BK 1224 PG 0685

SPACE ABOVE THIS LINE FOR RECORDING DATA

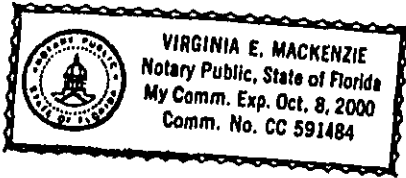
STATE OF FLORIDA)
COUNTY OF CITRUS)
Louis M. Lott

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Known to me to be the _____ President and Vice-President _____ respectively of _____
Louie Lott Home Builder, Inc.

the corporation in whose name the foregoing instrument was executed, and that he severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, and that an oath was not taken. (Check one:) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: _____

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 15th day of January, A.D. 1998
Virginia E. Mackenzie
Notary Signature
Virginia E. Mackenzie
Printed Name

1998 JA 16 AM11:48

BK 1224PG0686

Dr

Warranty Deed
FROM CORPORATION

BARCO FORM 13

SCHEDULE "A"

Lot 109, HILLS OF AVALON, FIRST ADDITION, an unrecorded subdivision being more particularly described as follows;

Commence at the NE corner of the SW 1/4 of Section 7, Township 19 South, Range 18 East, thence S 00° 29' 49" E along the East line of said SW 1/4 348.49 feet, thence parallel to the South line of the North 1/2 of said SW 1/4 S 89° 30' 59" W 640.00 feet to the Point of Beginning, thence parallel to the East line of said SW 1/4 N 00° 29' 49" W 140.00 feet, thence parallel to the South line of the N 1/2 of said SW 1/4 S 89° 30' 59" W 80.00 feet, thence parallel to the East line of said SW 1/4 S 00° 29' 49" E 140.00 feet, thence parallel to the South line of the North 1/2 of said SW 1/4 N 89° 30' 59" E 80.00 feet to the Point of Beginning.

SUBJECT to a 10 foot wide easement along the South boundary thereof for utility puposes.

1998 JA 16 AM 11:48

BK 1224 PG 0687