

This Warranty Deed

Made this 22nd day of January A.D. 1998
by **CANTERBURY LAKES, INC.**

2450 N. CITRUS HILLS BLVD., HERNANDO, FL 34442
hereinafter called the grantor, to
RICHARD A. HILZ AND TERESITA HILZ, HIS WIFE

whose post office address is:

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, CANTERBURY LAKE ESTATES, according to plat thereof recorded in Plat Book 14, pages 101 through 110 inclusive, public records of Citrus County, Florida.

Parcel Identification Number: 23 18S 19E 0040 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 97

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: **CANTERBURY LAKES, INC.**

Sandra J. Martinson
Name: **SANDRA J. MARTINSON**

Debra A. Nash LS
Name & Address: **DEBRA A. NASH**

James H. Stellos
Name: **JAMES H. STELOS**

AUTHORIZED AGENT
40 Temple St., Nashua, NH 03061 LS
Name & Address:

Name: _____

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

State of **NEW HAMPSHIRE**
County of **HILLSBOROUGH**

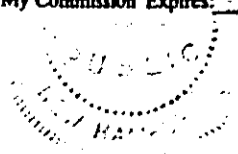
The foregoing instrument was acknowledged before me this 22nd day of January, 1998,
by **DEBRA A. NASH, Authorized Agent for CANTERBURY LAKES, INC.**

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

Sandra J. Martinson
Print Name: **Sandra J. Martinson**
Notary Public
My Commission Expires: _____

NOTARY PUBLIC - NEW HAMPSHIRE
HILLSBOROUGH COUNTY
My Comm. Expires July 13, 1999

PREPARED BY & RECORD & RETURN TO:
PEGGY BALDWIN
Manatee Title Company, Inc.
2444 North Essex Avenue
Hernando, Florida 34442
File No: M 98-023



CITRUS COUNTY Florida
CLERK

000060
10000000
VERIFIED BY:
TK D.C.

Documentary Tax Paid
\$ 161.00
Intangible Tax Paid
\$ _____
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: UB D.C.

600
10-17-98

1998 HR 11 PH 2:38

BK 1232 PG 0782

WD-1
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