

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1003395

VERIFIED BY:

RB D.C.

Documentary Tax Paid
\$ 77.88
Intangible Tax Paid

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

THIS INSTRUMENT PREPARED BY AND RETURN TO
Tracy L. Zarro
SOUTHERN SUN TITLE CO., INC.
7151 WEST INTERNATIONAL CT.
HOMOSASSA, FLORIDA 34446

Property Appraisers Parcel Identification (Folio) Numbers:
13-20S-18E-0020-02430-0070 / Alternate Key No.: 2220902
Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of March, A.D. 1998 by Sugarmill Woods Communities, Inc., a Florida Corporation, herein called the grantor, to John T. McLaughlin and Roberta K. McLaughlin, his wife whose post office address is 22 Calendula Court, Homosassa, FL 34446, hereinafter called the Grantees:

(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 AND 00/100'S (\$10.00) Dollars 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 7, Block B-243, OAK VILLAGE, Sugarmill Woods, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 1998 and thereafter.

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 grantees 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, 1997.

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

Signed, sealed and delivered in the presence of:

Sugarmill Woods Communities, Inc., a
Florida Corporation

BY: [Signature] L.S.
Ronald A. Price, Vice President
96 Cypress Blvd West, Homosassa, FL 34446

Witness #1 Signature

Deborah L. Harden
Witness #1 Printed Name

Witness #2 Signature

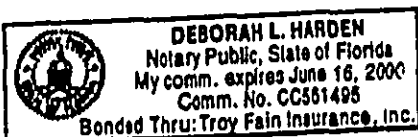
ERICA M. LUCAS
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30th day of March 1998 by Ronald A. Price, Vice President of Sugarmill Woods Communities, Inc., a Florida Corporation on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:



Notary Signature

Deborah L. Harden
Printed Notary Signature

File # 98024991

EX 1235 PG 1499

1998 MAR 31 PM 1:30