

Prepared by and Return to:
Jeri Diehl for
Southeast Title Insurance Agency, Inc.
547 West Fort Island Trail, Suite "E"
Crystal River, FL 34429

Documentary Tax Paid
\$ 455.00
Intangible Tax Paid
\$ 0
Betty Striffler,
Clerk of Circuit Court,
Citrus County, Florida
By: KSH D.C.

FILED & RECORDED
CITRUS COUNTY Florida
LETTY STRIFFLER, CLERK

1025608

VERIFIED BY:
KH
D.C.

For Recorders Use Only

WARRANTY DEED

This WARRANTY DEED made the (1) 27 day of July, 1998 by
LANNY DEAN SAMPSON and JANIE LYNN SAMPSON, HIS WIFE

Whose postoffice address is: 218 Wright Street, #202, Lakewood, Colorado 80228
hereinafter called the grantor, to
MARIA A. AGUIAR, A MARRIED WOMAN

Whose postoffice address is:
8461 W. BUCKWOOD COURT, HOMOSASSA, FL 34448
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 \$65,000.00 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, FL, viz:

LOT 10, CRYSTAL RIVER HIGHLANDS, UNIT 2, AS PER PLAT THEREOF AS RECORDED
IN PLAT BOOK 12, PAGE 12, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

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
whosoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to
December 31, 1997, and subject to restrictions, reservations, and easements of record.

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:

(3) Keith Smith

Witness-Signature Only

Keith Smith

Type or Print Name of Witness

(4) Janie Lynn Sampson

Witness-Signature Only

Janie Lynn Sampson

Type or Print Name of Witness

(2A) Lanny Dean Sampson (SEAL)
LANNY DEAN SAMPSON

(2B) Janie Lynn Sampson (SEAL)
JANIE LYNN SAMPSON

(2C) _____ (SEAL)

(2D) _____ (SEAL)

State of (5) Colorado

County of (6) Denver

(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before
me this (7) 27 day of July, 1998
by LANNY DEAN SAMPSON and JANIE LYNN SAMPSON, HIS WIFE,
who has produced C.N. 92-2024822 & C.N. 92-2024827
and who X did or X did not take an oath.

(8) Shirley Brooks

Notary Public-Signature Only

Shirley Brooks

Type or Print Name of Notary Public

My Commission expires: (9) My Commission Expires
03/06/2002

This instrument was prepared by and return to JERI DIEHL of Southeast Title Insurance
Agency, phone (352)-795-0688, as a necessary incident to the fulfillment of
conditions contained in a title insurance commitment issued by it. REF: File #C9807145

BK 1257 PG 0614

1998 AU-4 PM 3:20

