

**This Warranty Deed**

FILED & RECORDED  
CITRUS COUNTY Florida  
BETTY STRIFLER CLERK

Made this 5th day of October A.D. 19 98  
by **CITRUS HILLS INVESTMENT PROPERTIES, A  
FLORIDA GENERAL PARTNERSHIP**  
2450 N. CITRUS HILLS BLVD., HERNANDO, FLORIDA 34442  
hereinafter called the grantor, to  
**MARIA IGNACIO**

1036630  
VERIFIED BY:  
DA D.C.

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 5, Block 14, CLEARVIEW ESTATES SECOND ADDITION, according to plat thereof recorded in Plat Book 15, pages 3 through 12 inclusive, public records of Citrus County, Florida.

Documentary Tax Paid  
\$ 2.95  
Intangible Tax Paid  
\$ 0  
Betty Strifler,  
Clerk of Circuit Court,  
Citrus County, Florida  
By: KSH D.C.

Parcel Identification Number: 33 18S 19E 0050 00140 0050

**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:

**CITRUS HILLS INVESTMENT PROPERTIES, A FLORIDA GENERAL PARTNERSHIP**

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

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

Priscilla L. Clegg  
Name **Priscilla L. Clegg**

**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 5th day of Oct., 19 98,  
by **DEBRA A. NASH, Authorized Agent for CITRUS HILLS INVESTMENT PROPERTIES**

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

Sandra J. Martinson  
Print Name:  
Notary Public  
My Commission Expires: SAN - A. J. MARTINSON  
HILLSBOROUGH  
NEW HAMPSHIRE

PREPARED BY &  
RECORD & RETURN TO:  
**PEGGY BALDWIN**  
Manatee Title Company, Inc.  
2444 North Essex Avenue  
Hernando, Florida 34442  
File No: M 98-1536

25.02

1998 OCT 13 AM 9:01

BK 1268 PG 1244

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