

FILED & RECORDED  
CITRUS COUNTY Florida  
BETTY STRIFLER, CLERK

1044636

VERIFIED BY:

SG D.C.

Documentary Tax Paid

\$ 28.00

Intangible Tax Paid

\$

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jennifer C. Duca

Southeast Title Insurance Agency

547 W. Fort Island Trail, Ste.E

Crystal River, FL 34429

Betty Strifler,

Clerk of Circuit Court,

Citrus County, Florida

By: LC D.C.

Property Appraisers Parcel Identification (Folio) Numbers:

R3619S17E0210002000030

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 23rd day of November, A.D. 1998 by Peter B. Eiben and Joan Eiben, his wife, herein called the grantors, to Robert H. Voss, a married man whose post office address is 223 Shadowbay Blvd. South, Longwood, FL 32779, 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 grantors, 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 3 of Lot 20, GREEN ACRES ADDITION NO. 1, as per plat thereof as recorded in Plat Book 5, Pages 6-7, Public Records of Citrus County, Florida.

FOR A MORE COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, restrictions and reservations of record and to taxes for the year 1999 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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1998.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Peter B. Eiben L.S.

Peter B. Eiben

NR G1 500 South Beach Street, Daytona Beach, FL 32114-5037

Joan Eiben L.S.

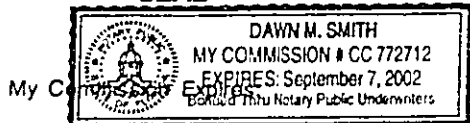
Joan Eiben

NR G1 500 South Beach Street, Daytona Beach, FL 32114-5037

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 19 day of November, 19 98 by Peter B. Eiben and Joan Eiben who are personally known to me or have produced Florida Driver's License as identification.

SEAL



Notary Signature

DAWN M. SMITH  
Printed Notary Signature

FILE#C9811152

EXHIBIT "A"

Lot 3: Commence at the NE Corner of Lot 20, GREEN ACRES ADDITION NO. 1, as recorded in Plat Book 5, Pages 6 and 7, Public Records of Citrus County, Florida, thence S 89° 02' 39" W along the North line of said Lot 20 a distance of 259.21 feet to the Point of Beginning, thence continue S 89° 02' 39" W along said North line a distance of 129.61 feet, thence S 0° 20' 01" W 170 feet, thence N 89° 02' 39" E parallel to said North line a distance of 129.59 feet, thence N 0° 20' 17" E 170 feet to the Point of Beginning. Subject to a 10 foot wide easement across the South boundary thereof for road right-of-way.

BK 1276 PG 1838

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