

This Warranty Deed

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

Made this 24TH day of December A.D. 19 98
by ANTHONY C. DESANTIS

1049275

VERIFIED BY:
TF D.C.

hereinafter called the grantor, to
MICHAEL BUTLER

whose post office address is:

4200 WALKABOUT PATH, HERNANDO, FL.
34442

hereinafter called the grantee

(Whoever uses 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, aliena, releases, conveys and confirms unto the grantee, all that certain land situate in CITRUS County, Florida, viz

Documentary Tax Paid \$ 273.-

Intangible Tax Paid \$

Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
W. TF D.C.

See Schedule A attached hereto and by this reference made a part hereof.
TOGETHER WITH 1992 GEN HOSTILE SIGN ID NUMBER GMHGA218926550.

SUBJECT TO RESTRICTIONS OF RECORD.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 31 17820E 24000 0480 / WOOT

Together with all the increments, 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 95

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:

[Signature]
Witness One

[Signature] ANTHONY C. DESANTIS F.D.L.
10060 NW 39TH STREET

Ivan S. Benjamin
Witness Name Printed

HOLLYWOOD, FL 33024

[Signature]
Witness Two

Rena N WANG
Witness Name Printed

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 24th day of December 19 98
by ANTHONY C. DESANTIS

who is personally known to me or who has produced Florida Driver License as identification

[Signature]
Rena N. WANG
My Commission Expires Jan. 24, 2000

PREPARED BY AND
RECORD AND RETURN TO:
DORIS JO MARLOWE
Crystal River Title Company
Post Office Box 1437
Crystal River, Florida 34423
File No. CSR-58853

(SEAL) OFFICIAL NOTARY SEAL
RENA N WANG
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC07119
MY COMMISSION EXP. JAN. 24 2000

1998 DE 30 PM 4:05

BK 1281 PG 1658

25x10

BK 128 | PG 1659

1998 DE 30 PM 4:06

Schedule A

LOT 45: COMMENCE AT THE SE CORNER OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 20 EAST, THENCE N 0° 09' 11" W ALONG THE EAST LINE OF SAID SECTION 31 A DISTANCE OF 192.32 FEET TO A POINT ON THE CENTERLINE OF THE TEALA APOPKA OUTFALL CANAL, THENCE N 45° 54' 25" W ALONG SAID CENTERLINE A DISTANCE OF 878.42 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 800 FEET OF THE SE 1/4 OF SAID SECTION 31, THENCE N 89° 40' 48" W ALONG SAID NORTH LINE A DISTANCE OF 2023.11 FEET TO THE NW CORNER OF SAID SOUTH 800 FEET OF THE SE 1/4, SAID POINT ALSO BEING THE NE CORNER OF THE SOUTH 800 FEET OF THE SW 1/4 OF SAID SECTION 31, THENCE N 89° 39' 29" W ALONG THE NORTH LINE OF SAID SOUTH 800 FEET OF THE SW 1/4 A DISTANCE OF 768.70 FEET, THENCE N 0° 15' 08" W 945.01 FEET TO THE POINT OF BEGINNING, THENCE N 45° 52' 19" W 1011.97 FEET, THENCE S 89° 44' 52" W 22.53 FEET TO THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 428, PAGE 556, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S 0° 15' 08" E ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 550 FEET THENCE S 78° 18' 23" E 762.31 FEET TO THE POINT OF BEGINNING.

File No: C98-58853