

6.00
105.00

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1051834

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Nancy S. McElroy
CHELSEA TITLE OF THE NATURE COAST, INC.
105 NORTH APOPKA AVENUE
INVERNESS, FL 34450

Documentary Tax Paid
\$ 105.00
Intangible Tax Paid
\$ 0
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

VERIFIED BY:
[Signature] D.C.

Property Appraisers Parcel Identification (Folio) Numbers:
R06 20S21E0010 00040 0160
Grantees SS #: 081283038

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 15 day of JANUARY, A.D. 1999 by **GEORGE HITCHMOUGH, SINGLE, and FRANCELINE WELLWOOD, SINGLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** herein called the grantors, to **LAWRENCE BENZ and CAROL BENZ, HIS WIFE** whose post office address is **10261 East Gobbler Drive, Floral City, FL 34436** 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 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 16, Block 4, WITH-LA-POPKA ISLANDS UNIT 1, according to the plat thereof as recorded in Plat Book 3, Page(a) 93 of the 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 grantors hereby covenant with said grantees that the grantors is/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:

[Signature]
Witness #1 Signature

Nancy S. McElroy
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Bet Mulligan
Witness #2 Printed Name

[Signature] L.S.
GEORGE HITCHMOUGH
197 PATTESON AVE, CHATHAM, ONTARIO CANADA N7M1U2

[Signature] L.S.
FRANCELINE WELLWOOD
197 PATTESON AVE, CHATHAM, ONTARIO CANADA N7M1U2

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this **15th** day of **January, 1999** by **GEORGE HITCHMOUGH, and FRANCELINE WELLWOOD** who is/are personally known to me or have produced DL Drivers License as identification.

SEAL

[Signature]
Notary Signature

Printed Notary Signature

My Commission Expires:



1999 JA 18 AM 9:49

BK 1284 PG 0940