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Processing Data Space

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This Instrument Prepared By:
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After Recording Return To:
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VERIFIED BY:
[Signature]
B.C.

1062458

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRAYER, CLERK

QUIT CLAIM DEED

This Quit Claim Deed has been executed, on the date indicated below, by WILLIAM F. O'KEEFE, by and through his powerholder, Joan Rose Hogarth, under a Durable Power of Attorney dated August 25, 1998, hereinafter called the grantor, to JOAN ROSE HOGARTH, hereinafter called the grantee, whose post office address is 2211 O'Keefe Place, Zephyrhills, Florida 33540.

(Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said grantor, for and in consideration of the sum of Love and Affection, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said grantee forever, all the right, title, interest, claim, and demand which the said grantor has in and to the following described lot, piece, or parcel of land, situated, lying and being in Citrus County, Florida, to wit:

Lot 9 in Block "B" of OLD OAKS, an unrecorded subdivision.

Commence at the NE Corner of the NW 1/4 of SE 1/4 of Section 17, TOWNSHIP 20 SOUTH, RANGE 21 EAST, thence S. 0° 03' 30" W., along the East line of said NW 1/4 of SE 1/4, a distance of 319.98 feet to a point on the Southerly right-of-way line of a 50 foot wide road, thence along said right-of-way line the following courses and distances: S 80° 49' 40" W. 895.56 feet, then N. 78° 45' 11" W. 138.87 feet, thence N. 37° 24' 25" W. 236.04 feet to a point on the Northerly

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right-of-way line of a 50 foot wide road, thence S. 57° 13' 58" W., along said Northerly right-of-way line, a distance of 610 feet to a point on the Westerly right-of-way line of a 50 foot wide road, thence N. 32° 46' 02" W., along said Westerly right-of-way line, a distance of 170 feet to the P.C. of a curve, concaved Easterly, having a central angle of 40° and a radius of 162.37 feet, thence Northwesterly and Northeasterly, along the arc of said curve, and along said right-of-way line, a distance of 113.36 feet to the P.T. of said curve, thence continue along said right-of-way line N. 7° 13' 58" E. 201.70 feet to the POINT OF BEGINNING, thence continue N. 7° 13' 58" E. along said right-of-way line, a distance of 10 feet to a point on a cul-de-sac, concaved Southwesterly, having a central angle of 300° and a radius of 50 feet, thence Northwesterly and Northeasterly, along the arc of said cul-de-sac, a distance of 130.90 feet to a point, (chord bearing and distance between said points being N. 22° 13' 58" E. 96.59 feet), thence N. 7° 13' 58" E. 77.75 feet, thence N. 58° 51' 31" W. 11.70 feet, thence N. 73° 39' 22" W. 118.29 feet, thence S. 39° 05' 38" W., 206.16 feet, thence S. 12° 59' 41" W. 19.77 feet, thence S. 80° 08' 58" E. 213.52 feet to the Point of Beginning, being Lot 9 in Block "B", of OLD OAKS, an unrecorded Subdivision.

SUBJECT TO easement of record.

SUBJECT TO Declaration of Covenants and Restrictions of Old Oaks Subdivision, which require Purchaser's Membership, as shown in instrument dated March 30th, 1982, filed June 1, 1982, and recorded in Official Record, Book 597, page 1375, public records of Citrus County, Florida.

Parcel Identification No. 17 20S 21E 2A0B0 0090

*This deed has been prepared without the benefit of a title search
The legal description has been provided by William F. O'Keefe
or his agents.*

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said grantor, either in law or equity, to the only proper use and benefit of the said grantee forever.

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In witness whereof, the grantor signed this Quit Claim Deed on the date indicated next to the grantor's signature.

William F. O'Keefe by Joan Hogarth DPOA
WILLIAM F. O'KEEFE, by and through his Powerholder, Joan Rose Hogarth 2211 O'Keefe Place
Zephyrhills, FL 33540

12/28/98
Date

Joan Rietheimer
Witness - Signature

Joan Rietheimer
(Witness - Printed or Typed Name)

[Signature]
Witness - Signature

Jack M. Rosenkranz
(Witness - Printed or Typed Name)

State of Florida
County of Hillsborough

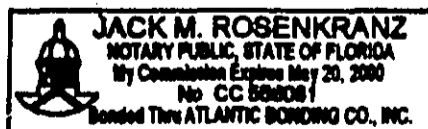
Acknowledged before me, on 12/26/98, by WILLIAM F. O'KEEFE, by his Powerholder, Joan Rose Hogarth

who is personally known to me, or
 who produced the following identification: _____

WILLIAM F. O'KEEFE, by his Powerholder, Joan Rose Hogarth, personally appeared before me at the time of notarization and acknowledged signing the foregoing document.

[Signature]
Notary Public

(Notary Public - Printed or Typed Name)
Commission Expiration Date & Commission Number:



(SEAL)

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