

210.50 P.C.
1.00 J.P.D.
35.00 D.S.

Documentary Tax Paid
\$ 35.00
Intangible Tax Paid
\$ _____
By: [Signature] D.C.

FILED AND RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK OF COURTS
DATE APR 19 1999 TIME 11:31 AM
FILE# 1067661
VERIFIED BY: [Signature]

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Chris Smurawa
Southeast Title Insurance Agency
547 W. Fort Island Trall, Ste.E
Crystal River, FL 34429

Property Appraisers Parcel Identification (Folio) Numbers:
R14 18S17E0030 031D
Grantee SS #:

BK 1300 PG 295

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 10 day of APRIL, A.D. 1999 by **RALPH N. HARDEMAN, a/k/a R. N. HARDEMAN, and DOROTHY B. HARDEMAN, a/k/a DOROTHY HARDEMAN**, herein called the grantors, to **WILLIAM J. DUPUIS, A SINGLE MAN** whose post office address is 107 NE 4TH STREET, CRYSTAL RIVER, FL 34429, 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:

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.

GRANTORS hereby certify that the above described property is not grantors Constitutional homestead as made and provided by the Laws of the State of Florida, and is not now and never has been contiguous to grantors Homestead.

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:
[Signature]
Witness #1 Signature
Euel W. McGrath
Witness #1 Printed Name
Ernest B. Palmer
Witness #2 Signature
Ernest B. Palmer
Witness #2 Printed Name

[Signature] L.S.
RALPH N. HARDEMAN
3856 GLENWOOD ROAD, DECATUR, GA 30032
[Signature] L.S.
DOROTHY B. HARDEMAN
3856 GLENWOOD ROAD, DECATUR, GA 30032

STATE OF Georgia
COUNTY OF DeKalb

The foregoing instrument was acknowledged before me this 10 day of April, 1999 by **RALPH N. HARDEMAN, a/k/a R. N. HARDEMAN, and DOROTHY B. HARDEMAN, a/k/a DOROTHY HARDEMAN** who are personally known to me or have produced Drivers License as identification.

MADELEINE S. SHIPLEY
NOTARY PUBLIC
My Commission Expires June 11, 1999
Notary Public, DeKalb County, Georgia
My Commission Expires June 11, 1999

[Signature]
Notary Signature
MADELEINE S. SHIPLEY
Printed Notary Signature

SET

R

BK 1300 PG 796

EXHIBIT "A"

PARCEL D, COMMENCE AT THE NW CORNER OF LOT 31, HOLIDAY ACRES UNIT NO. 3 AS RECORDED IN PLAT BOOK 7, PAGES 26-27, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE N 89 DEG 00' 36" E ALONG SAID NORTH LINE OF SAID LOT 31 A DISTANCE OF 230 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 89 DEG 00' 36" E ALONG SAID NORTH LINE A DISTANCE OF 100 FEET TO NE CORNER OF SAID LOT 31, THENCE S 0 DEG 20' 32" E ALONG THE EAST LINE OF SAID LOT 31 A DISTANCE OF 435.60 FEET, THENCE S 89 DEG 00' 36" W, PARALLEL TO SAID NORTH LINE A DISTANCE OF 100 FEET, THENCE N 0 DEG 20' 32" W PARALLEL TO SAID EAST LINE A DISTANCE OF 435.60 FEET TO THE POINT OF BEGINNING.