

99102224

ADVANCE HOMESTEAD TITLE

THIS INSTRUMENT WAS PREPARED INCIDENTAL TO THE WRITING OF A TITLE INSURANCE POLICY BY AND RETURN TO:  
THOMAS F. STENSON  
ADVANCE HOMESTEAD TITLE  
4771 SOUTH SUNCOAST BLVD.  
HOMOSASSA, FLORIDA 34446

Property Appraisers Parcel I.D. (Folio) Number(s):  
07 18S17E0030 000A0 0050

RETURN TO:  
Grantee: ADVANCE HOMESTEAD TITLE, INC.  
1740-B EAST SILVER SPRINGS BLVD.  
OCALA, FL 34470

WARRANTY DEED  
IND. TO IND.

FILED  
CITRUS COUNTY, FLORIDA  
BETTY STRIFLER, CLERK

1086064

VERIFIED BY:

Documentary Tax Paid  
\$ 560.00  
Intangible Tax Paid  
\$  
Betty Strifler,  
Clerk of Circuit Court,  
Citrus County, Florida  
D.C.

D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 29TH day of JULY A. D. 19 99 by  
MICHAEL J. PLUMB and DELIA L. PLUMB, his wife

hereinafter called the grantor, to JAMES J. CORMIER, an unmarried man

whose postoffice address is 4108 N. Casa Terrace, Crystal River, Florida 34428

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 grantor, for and in consideration of the sum of \$ 10.00 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 situated in Citrus County, Florida, viz:  
Lot 5, Block A, COUNTRY OAKS, according to the plat thereof, as recorded in Plat Book 12, Page 17, of the Public Records of Citrus County, Florida.

\*\*\* FLOOD HAZARD WARNING: This property may be subject to Flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

**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 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, 1998, restrictions, reservations, covenants and easements of record.

**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:

Linda Taylor Castoro  
Witness Signature

Linda Taylor Castoro  
Printed Signature

Sandra C. Perks  
Witness Signature

Printed Signature

Witness Signature

Printed Signature

Witness Signature

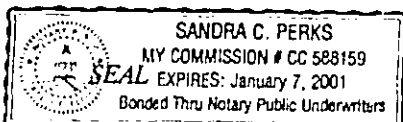
Printed Signature  
STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 29TH day of JULY 19 99, by MICHAEL J. PLUMB and DELIA L. PLUMB, his wife

who is personally known to me or who has produced \_\_\_\_\_ and who did not take an oath.

A Driver's License

as identification



Notary Signature

Sandra C. Perks

Printed Notary Signature

My Commission Expires:

BK1318  
BX1318002395

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