

Documentary Tax Paid \$ 80.50
Intangible Tax Paid \$ _____
Betty Strifler,
Clerk of Circuit Court
Citrus County, Florida
By: an D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK OF COURTS
DATE 10-24-2000 TIME 10:08 AM
FILE # 1157541
VERIFIED BY: CC

This Instrument Prepared by and Record and Return to:

SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC.
659 NE HIGHWAY 19
CRYSTAL RIVER, FLORIDA, 34429
File #: 09C09659

Property Appraisers Parcel Identification (Folio) Numbers:
05 18S 17E 11000 0530
Alternate Key #: 2791551
Grantee SS #:

This Instrument is prepared in connection with the issuance of a Title Insurance Policy.

SPACE ABOVE THIS LINE FOR RECORDING DATA

BK 1389 PG 1761

WARRANTY DEED

THIS WARRANTY DEED, made the 16th day of OCTOBER, A.D. 2000, between

William T. Arthur, an unmarried widower

herein called the grantor, and

Dennis Foster

whose post office address is: 4917 Thunderbird #21, Boulder, CO. 80303,
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 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" FOR LEGAL DESCRIPTION

The grantor herein certifies that the herein described property is vacant land.

Grantor herein warrants and certifies that the property is not his homestead property nor contiguous to his homestead property.

Grantor hereby warrants and certifies that the marriage between William T. Arthur and Dorothy M. Arthur was continuous and uninterrupted from June 1, 1995 to and including the date of her death on March 16, 1998.

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/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby 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, 2000, subject to easements, restrictions, and/or reservations of Records.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Brenda L. Buta
Witness Signature
Brenda L. Buta

William T. Arthur L.S.
William T. Arthur
10294 W. Montyce Ct., Crystal River, FL 34428

Caroline Prestidge
Printed Signature
Caroline Prestidge

Printed Signature

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 16th day of OCTOBER, 2000 by **William T. Arthur, an unmarried widower** who ~~has produced~~ has produced ~~drivers license~~ drivers license as identification and ~~(did not) take an oath.~~

SEAL
BRENDA L. BUTA
MY COMMISSION # CC 857028
EXPIRES: May 16, 2003
1-800-3-NOTARY Pub. Notary Service & Bonding Co.

Brenda L. Buta
Notary Signature
Brenda L. Buta

BK 1389 PG 1762

EXHIBIT "A"

LOT 53:

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 18 South, Range 17 East, thence North 88 degrees 58' 11" East along the North line of said Northeast 1/4 a distance of 280 feet, thence South 0 degrees 48' 22" East 25 feet, thence North 88 degrees 58' 11" East, parallel to said North line a distance of 100 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence South 65 degrees 31' 49" East 125.20 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence North 88 degrees 58' 11" East parallel to said North line a distance of 875 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16 degrees 52' 12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence South 74 degrees 09' 37" East 299.52 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 73 degrees 07' 44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence South 1 degrees 01' 53" East 314.99 feet, thence South 88 degrees 33' 44" West 340 feet, thence North 81 degrees 26' 16" West 836.20 feet to the Point of Beginning, thence continue North 81 degrees 26' 16" West 123.80 feet, thence North 16 degrees 58' 33" West 207.66 feet, thence East 216.39 feet, thence South 8 degrees 33' 44" West 219.60 feet to the Point of Beginning.

Subject to an easement across the following described lands for road right-of-way:

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 18 South, Range 17 East, thence North 88 degrees 58' 11" East along the North line of said Northeast 1/4 a distance of 280 feet, thence South 0 degrees 48' 22" East 25 feet, thence North 88 degrees 58' 11" East, parallel to said North line a distance of 100 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence South 65 degrees 31' 49" East 125.20 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 196.69 feet to the P.T. of said curve, thence North 88 degrees 58' 11" East parallel to said North line a distance of 875 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16 degrees 52' 12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence South 74 degrees 09' 37" East 299.52 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 73 degrees 07' 44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence South 1 degrees 01' 53" East 314.99 feet, thence South 88 degrees 33' 44" West 340 feet, thence North 81 degrees 26' 16" West 836.20 feet to the Point of Beginning, thence continue North 81 degrees 26' 16" West 123.80 feet, thence North 16 degrees 58' 33" West 50 feet to a point on a cul-de-sac, concaved Southeasterly, having a central angle of 300 degrees and a radius of 50 feet, thence Northeasterly and Southeasterly along the arc of said cul-de-sac a distance of 74.65 feet to a point (chord bearing and distance between said points being South 64 degrees 12' 24" East 67.90 feet), thence South 81 degrees 26' 16" East 80.50 feet, thence South 8 degrees 33' 44" West 25 feet to the Point of Beginning.

Subject to an easement across the existing canal along the Northerly boundary thereof.

NOTE: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENT AGENCY RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE SUBDIVIDED PARCELS.

***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.