

15 min
455.00 JTC

Documentary Tax paid \$ 455.00
Intangible Tax paid \$ 0
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: JAV D.C.

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1164457

VERIFIED BY:
AK D.C.

PREPARED BY & RETURN TO:
WILLIAM N. ASMA, ESQUIRE
WILLIAM N. ASMA P.A.
886 S. Dillard Street
Winter Garden, FL 34787

WARRANTY DEED

MADE AND EXECUTED this 30 day of November, 2000.

BY: Riverwood Ranch, Inc., a Florida corporation, whose address is 5389 Conroy Road, Orlando, Florida 32811, hereinafter called the Grantor.

TO: Robert L. Kazaros, a married man, whose address is 5389 Conroy Road, Orlando, Florida 32811, hereinafter called the Grantee.

WITNESSETH, That said Grantor, in and for consideration of the sum of \$10.00 and other good and valuable consideration, the receipt whereof is hereby acknowledged, do grant, bargain, sell, alienate, remise, release, convey, and confirm unto the Grantee, all that certain land situate in CITRUS COUNTY, Florida, to-wit :

See Attached: EXHIBIT "A"

This is not the Homestead Property of the Grantor.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; that he hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 1999, and easements and restrictions of record, if any.

(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.)

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

BK 1396PG2485
2000 DE - 7 PM 12:09

SIGNED, SEALED AND DELIVERED in the presence of :

Candice K Powell

Witness Name: CANDICE K. POWELL

Robert Kazaros

Robert Kazaros, President of Riverwood Ranch, Inc.

Mary Beth Asma

Witness Name: Mary Beth Asma

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day of November, 2000, by Robert Kazaros, President of Riverwood Ranch, Inc. who is personally known to me or who has produced _____ as identification.

Candice Kay Powell

Notary Public

My Commission expires:



BK 1396PG2486

2000 DE - 7 PM 12: 09

Nature Coast Land Surveying
 William C. Lanigan, P.L.S.

107 Dr. Martin Luther King Jr. Ave.
 Suite One
 Inverness, Florida 34450
 Phone 352-860-2626
 Fax 352-860-2650

November 8, 2000

A legal description of a portion
 Of Section 9, Township 17 South, Range 17 East
 Lot 17, Block A, Unrecorded Riverwood Ranch

COMMENCE at the northeast corner of Lot 15, Riverwood Shores, PLAT Book 3, page 21, public records of Citrus County, Florida; THENCE S 77°40'31" E along the northerly right of way line of Riverwood Drive as shown on said plat 66.00 feet to a point on the easterly right of way line of said Riverwood Drive; THENCE S 12°19'29" W along said easterly right of way line 28.84 feet to a point on the northerly right of way line of a fifty foot wide county road described in official record book 57, page 524, public records of Citrus County, Florida; THENCE along said right of way line the following courses and distances N 69°00'32" E 208.26 feet to the P.C. of a curve concave northwesterly having a radius of 339.89 feet and a central angle of 25°31'20"; THENCE northeasterly along the arc of said curve to the left 151.40 feet to the P.R.C. with a curve (chord bearing and distance between said points being N 56°14'52" E and 150.15 feet) concave southeasterly having a radius of 382.57 feet and a central angle of 19°52'10"; THENCE northeasterly along the arc of said curve to the right 132.67 feet to the P.T. of said curve (chord bearing and distance between said points being N 53°25'17" E and 132.01 feet); THENCE N 63°21'22" E 147.44 feet to the P.C. of a curve concave southeasterly having a radius of 664.98 feet and a central angle of 20°36'10"; THENCE northeasterly along the arc of said curve to the right 239.12 feet to the P.T. of said curve (chord bearing and distance between said points being N 73°39'27" E and 237.83 feet); THENCE departing said right of way N 06°02'28" W 200.00 feet to the P.C. of a curve concave westerly having a radius of 1776.28 feet and a central angle of 33°57'32"; THENCE northerly along the arc of said curve to the left 1052.79 feet (chord bearing and distance between said points being N 23°01'14" W and 1037.45 feet) to the P.R.C. of a curve concave northeasterly having a radius of 2577.08 feet and a central angle of 20°00'00"; THENCE continue along the arc of said curve to the right a distance of 557.64 feet (chord bearing and distance between said points being N 33°48'04" W and 556.55 feet) to the POINT OF BEGINNING; THENCE continue along the arc of said curve to the right a distance of 100.03 feet (chord bearing and distance between said points being N 26°29'25" W and 100.02 feet); THENCE S 64°37'18" W 434.24 feet to the waters of the Withlacoochee River backwaters (Lake Rousseau); THENCE S 12°20'03" E along said waters 37.97 feet; THENCE continuing along said waters S 28°59'11" E a distance of 80.25 feet to a point that bears S 62°23'52" W from the point of beginning; THENCE N 62°23'52" E a distance of 440.03 feet to the POINT OF BEGINNING.
 Contains 1.10 acres M.O.L.


 William C. Lanigan/PLS 3951

BK 1396PG2487

2000 DE -7 PM 12:09