

**This Warranty Deed**

INST 1083

Made this 17 day of August A.D. 2001  
by John W. Edgar

FILED & RECORDED  
CITRUS COUNTY FLORIDA  
BETTY STRIFLER, CLERK  
1208583  
VERIFIED BY:  
D.C.

hereinafter called the grantor, to  
Encore Homes, Inc., a Florida  
Corporation

whose post office address is: 9235 E Gobbler DR.  
FLORAL CITY, FL 34436

hereinafter called the grantee:

(Whenever used herein the term "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 situate in Citrus County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 34-19S20E-22400-0150

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, 2000

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:

Donna M Bender

Name & Address: LS

Donna M Bender

Name & Address: John W. Edgar LS

Peggy Masors

Name & Address: 9235 E Gobbler DR. FLORAL CITY, FL 34436 LS

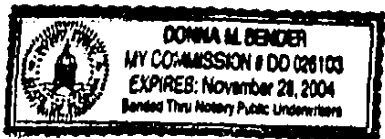
Peggy Masors

Name & Address: LS

State of FLORIDA  
County of CITRUS

The foregoing instrument was acknowledged before me this 17th day of August, 2001, by John W. Edgar

who is personally known to me or who has produced as identification.



Donna M Bender

Notary Public  
Print Name:  
My Commission Expires:

PREPARED BY: Donna M. Bender  
RECORD & RETURN TO:  
Crystal River Title, a First American Branch  
213 Courthouse Square  
Inverness, Florida 34450  
File No: 68590I

Documentary Tax paid \$ 70.00  
Intangible Tax paid \$  
Betty Strifler, Clerk of the Circuit Court  
Citrus County, Florida  
By: BJC

Return to Crystal River  
Title Company  
File # 68590I

1050601  
20.00  
2001 AU 20 PM 2:47  
BK 1447PG 1229

Schedule A

Lot 15: Commence at the quarter section corner on the South boundary of Section 34, Township 19 South, Range 20 East, Citrus County, Florida, thence N. 1° 05' 30" W. along the quarter section line a distance of 1259.24 feet, thence East 1335.90 feet to the NW corner of lands described in Official Record Book 255, page 739, public records of Citrus County, Florida, thence N. 89° 53' 59" E. along the North line of said lands a distance of 247.51 feet, thence S. 0° 01' 30" W. 125.77 feet to the Point of Beginning, thence continue S. 0° 01' 30" W. 100 feet, thence N. 89° 53' 59" E. parallel to said North line a distance of 247.56 feet to a point on the East line of lands described in said Official Record Book, thence N. 0° 03' 59" W. along said East line a distance of 100 feet, thence S. 89° 53' 59" W. parallel to said North line a distance of 247.53 feet to the Point of Beginning.

Subject to a 25 foot wide road and utility easement along the West boundary thereof.

Together with non-exclusive easement for ingress and egress over the following described lands: Commence at the quarter section corner on the South boundary of Section 34, Township 19 South, Range 20 East, Citrus County, Florida, thence N. 1° 05' 30" W. along the quarter section line a distance of 1259.24 feet, thence East 1335.90 feet to the NW corner of lands described in deed recorded in Official Record Book 255, page 739, public records of Citrus County, Florida, thence N. 89° 53' 59" E. along the North line of said lands a distance of 222.51 feet to the Point of Beginning, thence continue N. 89° 53' 59" E. along said North line a distance of 50 feet, thence S. 0° 01' 30" W. 786.90 feet, thence S. 39° 13' 42" E. 145.69 feet, thence N. 86° 34' 47" W. 16.99 feet, thence S. 50° 46' 18" W. 12.5 feet, thence N. 39° 13' 42" W. 136.34 feet, thence S. 89° 53' 59" W. parallel to said North line a distance of 252.31 feet to a point on the West line of said lands, thence N. 0° 00' 59" E. along said West line a distance of 50 feet, thence N. 89° 53' 59" E. parallel to said North line a distance of 223.11 feet, thence N. 0° 01' 30" E. 751 feet to the Point of Beginning.

Together with an undivided 4/17th interest in the following described lands: Commence at the quarter section corner of the South boundary of Section 34, Township 19 South, Range 20 East, Citrus County, thence N. 1° 05' 30" W. along the quarter section line a distance of 1259.24 feet, thence East 1335.90 feet to the NW corner of lands described in Official Record Book 255, page 739, public records of Citrus County, Florida, thence N. 89° 53' 59" E. along the North line of said lands a distance of 247.51 feet, thence S. 0° 01' 30" W. 546 feet, thence S. 81° 15' 56" E. 200.52 feet to the Point of Beginning, thence N. 81° 15' 56" W. 200.52 feet, thence N. 0° 01' 30" E. 20.23 feet, thence S. 81° 15' 56" E. 250.71 feet to a point on the East line of lands described in said Official Record Book, thence S. 0° 03' 59" E. along said East line a distance of 25.25 feet, more or less, to the waters of Lake Tsala Apopka, thence S. 43° 21' 45" W. along said waters a distance of 30.26 feet to a point that bears S. 39° 49' 31" E. from the Point of Beginning, thence N. 39° 49' 31" W. 45.09 feet, more or less, to the Point of Beginning. Subject to a 25 foot wide road and utility easement along the West boundary thereof. Said land to be used for ingress and egress for the purpose of boating and access to the lake.

2001 AU 20 PM 2:47

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