

10.50 REC  
70 JS

Documentary Tax paid \$ .500  
Intangible Tax paid \$ 0  
Betty Strifler, Clerk of the Circuit Court  
Citrus County, Florida  
By: [Signature] D.C.

FILED & RECORDED  
CITRUS COUNTY Florida  
BETTY STRIFLER, CLERK

1208604

VERIFIED BY:  
[Signature] D.C.

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**ROBERT M. SHAFER, ESQ.**  
**RIEHLMAN, SHAFER & SHAFER**  
397 Route 281, P.O. Box 430  
Tully, New York 13159-0430

Property Appraisers Identification (Folio) Numbers:  
**R06 20S21E005A 00370 0180**  
Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20<sup>th</sup> day of July, 2001, by **LESLIE F. CHACE, SR. and LORRAINE CHACE, HIS WIFE**, residing at 338 State Route 90, Cortland, New York 13045, hereinafter called the Grantors, to **LEANNE C. PALLADINO and C. MARK PALLADINO**, Husband and Wife, residing at 4060 McCloy Road, Cortland, New York 13045, hereinafter called the Grantees.

(Whenever 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 corporation.)

**WITNESSETH:** That the Grantors, for and in consideration of the sum of One dollar and 00/100 (\$1.00), and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all that certain land situate in CITRUS County, State of Florida, viz:

**Lot 18, Block 37, WITH-LA-POPKA ISLANDS UNIT 5A, according to the plat thereof recorded in Plat Book 5, Page 40, of the Public Records of Citrus County Florida.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 1999 and thereafter.**

**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.

The Grantors reserve the right to the exclusive use and occupancy of the premises during the Grantors' lifetime, with the Grantors to pay for all maintenance and repairs, water and sewer charges, insurance changes, and taxes relating to said premises. Said life use shall be personal to Grantors, and shall not be subject to assignment or lease, except as otherwise provided in this paragraph. The Grantors reserve the power to appoint the remainder and/or Grantors' life use in the premises to any one or more of the issue of the Grantors, siblings of the Grantors, or issue of the Grantors' children or siblings, or the spouses or surviving spouses of any of the foregoing persons, with the term "issue" being deemed to include persons who have been adopted according to law or born out of wedlock. This power shall be exercisable or may be relinquished during the Grantors' lifetime by a deed to the Grantees herein or to others who are members of the class of appointees set forth herein, making express reference to this power and executed and recorded in the County Clerk's Office where this deed is recorded, prior to the Grantors' death. No exercise of this power shall be deemed to release the Grantors' life estate unless such a release is explicitly made in a deed. The exercise of this power shall not exhaust it, and unless the power is specifically released in such a deed, the deed recorded last shall control as to any ambiguities or inconsistencies.

**AND**, the grantors hereby covenant with said grantees 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, 2000.

BK 144 7PG 1297

2001 AU 20 PM 3:00

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:

*Robert M. Shafer*

Witness #1 Signature

Robert M. Shafer

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

*Leslie F. Chace Sr.*

LESLIE F. CHACE, SR.

338 State Route 90  
Cortland, New York 13045

*Lorraine Chace*

LORRAINE CHACE

338 State Route 90  
Cortland, New York 13045

STATE OF NEW YORK )  
COUNTY OF CORTLAND ) ss.:

The foregoing instrument was acknowledged before me this 20 day of July, 2001, by **LESLIE F. CHACE, SR.** and **LORRAINE CHACE** who are personally known to me or have produced drivers licenses as identification.

*Robert M. Shafer*

Notary Public

ROBERT M. SHAFER  
Notary Public, State of New York  
No. 4992973, Reg. in Onondaga County  
My Commission Expires March 9, 2002

BK 1447PG1298 2001 AU 20 PM 3:01