

600 REC
139 30 DEC.

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1211616

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Glyndee Carver
CHELSEA TITLE OF THE NATURE COAST, INC.
105 NORTH APOPKA AVENUE
INVERNESS, FL 34450

VERIFIED BY:

[Signature] D.C.

Property Appraisers Parcel Identification (Folio) Numbers:
06 20821E008A 00370 0030
Grantee SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 29th day of August, A.D. 2001 by **HAROLD WARDEN**, a single man herein called the grantor, to **KENNETH W. KANOY and JANICE S. KANOY**, his wife whose post office address is 11708 E. Robin Lane, Floral City, FL 34438, hereinafter called the Grantees:
(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, alienes, remises, releases, conveys and confirms unto the grantee all that certain land situate in CITRUS County, State of Florida, vtz:

Lot 3, Block 37, WITH-LA-POPKA ISLANDS UNIT NO. 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 2000 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.

AND, the grantor hereby covenants with said grantees 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.

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:

[Signature]
Witness #1 Signature
Cynthia R. Osborn

Witness #1 Printed Name

[Signature]
Witness #2 Signature
Beverley D. Tock

Witness #2 Printed Name

[Signature]
HAROLD WARDEN
1915 Mallard Lane, St. Helen, Michigan 49666

STATE OF MICHIGAN
COUNTY OF Roscommon

The foregoing instrument was acknowledged before me this 29th day of August, 2001 by **HAROLD WARDEN** who is/are personally known to me or has produced MI Drivers License as identification.

SEAL

My Commission Expires: April 1, 2005

CYNTHIA R. OSBORN
Notary Public, Roscommon County, MI
My Commission Expires Apr. 1, 2005

[Signature]
Notary Signature
Cynthia R. Osborn
Printed Notary Signature

Documentary Tax paid \$ 139.30
Intangible Tax paid \$ 0
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: [Signature] D.C.

BK 1451 PG 0140

2001 SP-6 PH 2:57