

1725, 00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Brenda L. Buta
Citrus Land Title
4089 North Lecanto Highway
Beverly Hills, Florida 34465

Property Appraisers Parcel Identification (Folio) Numbers: 31 17S 17E 43310
File #02B01064



1284585 1 PG

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS CORPORATE WARRANTY DEED, made the 10th day of September, 2002 by ZBD Constructors, Inc., a Florida Profit Corporation, formerly Zurn Balcke-Durr, Inc., a Florida Profit Corporation, herein called the grantor, to ~~Richard K. Schippers, Christina M. Schippers, and Shane P. Schippers~~ ^{***} whose post office address is 3447 W. Promontory Drive, Beverly Hills, Florida 34465, hereinafter called the Grantee: ~~***Richard K. Schippers and Christina M. Schippers, husband and wife, and Shane P. Schippers, ***~~ (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)

~~***~~ a married man, as Joint Tenants With Rights of Survivorship, Not Tenants In Common ~~***~~

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.:

Land in Section 31, Township 17 South, Range 17 East and being more particularly described as follows:

Legal 1: Commence at the Southwest corner of the Northwest 1/4 of Section 31, Township 17 South, Range 17 East, thence North 1 degrees 36' 08" West along the West line of said Section 31, a distance of 588.03 feet to the Point of Beginning, thence continue North 1 degree 36' 08" West along said West line a distance of 532.00 feet, thence North 87 degrees 39' 25" East parallel to the North line of the South 1/2 of the Northwest 1/4 of said Section 31 a distance of 208.71 feet, thence North 1 degree 36' 08" West parallel to said West line a distance of 208.71 feet to a point on said North line, thence North 87 degrees 39' 25" East along said North line a distance of 548.07 feet to a point on the Westerly Right-of-Way line of Old U.S. Highway No. 19, said point being 33 feet from, measured at a right angle to the centerline of said Old U.S. Highway No. 19, thence South 20 degrees 23' 05" East along said Westerly Right-of-Way line a distance of 778.95 feet, thence South 87 degrees 39' 25" West parallel to said North line a distance of 1007.60 feet to the Point of Beginning. Subject to a 60 foot wide drainage easement across the North and West boundary thereof.

Legal 2: One Acre in the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 31, Township 17 South, Range 17 East, as recorded in Deed Book 4, Page 399, Public Records of Citrus County, Florida.

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, 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, 2001.

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:

Shawna Saccone
Witness #1 Signature
Shawna Saccone
Witness #1 Printed Name
Scott Hancock
Witness #2 Signature
SCOTT HANCOCK
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

ZBD Constructors, Inc., a Florida Profit Corporation, formerly Zurn Balcke-Durr, Inc., a Florida Profit Corporation

Rainer H. Harteneck, Vice President

3550 Buschwood Park Dr., Suite 320, Tampa, FL 33618

This property may be subject to zoning. You should contact local building and zoning officials and obtain the latest information regarding floor elevations and restrictions on development before making plans for the use of this property.

The foregoing instrument was acknowledged before me this 10th day of September, 2002 by Rainer H. Harteneck, Vice President of ZBD Constructors, Inc., a Florida Profit Corporation, formerly Zurn Balcke-Durr, Inc., a Florida Profit Corporation on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

SEAL



Nancy B. Latvis
MY COMMISSION # DD065529 EXPIRES
October 16, 2005
BONDED THROUGH FAIN INSURANCE, INC.

My Commission Expires: 10/16/05

Nancy B. Latvis
Notary Signature
NANCY B. LATVIS
Printed Name of Notary

Return to Citrus Land
Title, Inc.

File # 02B01064

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$6.00
DOCUMENTARY TAX: \$1,925.00
1284585 BK: 1538 PG: 328-328
09/30/2002 04:57 PM 1 PG
KCCR, DC Receipt #009715