



2003008198 1 PG

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Downing  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel Identification (Folio) Numbers: 06-20S-21E-0060-000B0-0330

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$6.00  
DOCUMENTARY TAX: \$140.00  
# 2003008198 BK:1572 PG:2079-2079  
02/12/2003 04:12 PM 1 PG  
AKESZTHE, DC Receipt #005068

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 10<sup>th</sup> day of February, 2003 by LELAND A. HUTCHINS and FLORENCE L. HUTCHINS A/K/A FLORENCE HUTCHINS, HIS WIFE, herein called the grantors, to RICHARD HUTCHINS and GAYLE HUTCHINS, his wife, whose post office address is, 45400 WOODMAN DRIVE, PAW PAW, MI 49079, 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)*

**W I T N E S S E T H:** That the grantors, 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.:

**LOT 34, BLOCK B, WITHLAPOPKA ISLANDS, UNIT NO. 6, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 64, 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 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, 2002.

**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:

Melissa DeLoach  
Witness #1 Signature  
Melissa DeLoach  
Witness #1 Printed Name

Leland A. Hutchins  
LELAND A. HUTCHINS  
49086 40TH AVE., LAWRENCE, MI 49064

Mary J Fox  
Witness #2 Signature  
Mary J Fox  
Witness #2 Printed Name

Florence L. Hutchins  
FLORENCE L. HUTCHINS  
49086 40TH AVE., LAWRENCE, MI 49064

STATE OF Michigan  
COUNTY OF Van Buren

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2003 by LELAND A. HUTCHINS and FLORENCE L. HUTCHINS A/K/A FLORENCE HUTCHINS, HIS WIFE who are personally known to me or have produced Driver's License as identification.

SEAL

Leroy C. Damaske  
Notary Public  
LEROY C DAMASKE  
Printed Notary Name

My commission expires: May 3, 2004

**LEROY C. DAMASKE**  
Notary Public, Van Buren County, MI  
My Commission Expires May 3, 2004