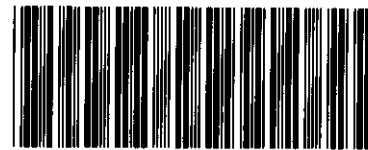


This Instrument Prepared By  
And after Recording Return to:  
Jeannette M. Haag, Esquire  
Haag & Wilcox, P.A.  
452 Pleasant Grove Road  
Inverness, Florida 34452

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$15.00  
DOCUMENTARY TAX: \$360.50  
# 2003008537 BK: 1573 PG: 717-719  
02/13/2003 02:52 PM 3 PGS  
AKESZTHE, DC Receipt #005207



2003008537 3 PGS

Property Appraiser's Parcel  
Identification Number: 27 18S 20E 1313064 22000

## WARRANTY DEED

**THIS WARRANTY DEED** made the 31<sup>ST</sup> day of January, 2003, by **HARRY RACKLEY, JR. and RUTH ANN RACKLEY, his wife**, hereinafter called the GRANTORS, to **RUTH ANNE RACKLEY and HARRY RACKLEY, JR., Co-Trustees of the RUTH ANNE RACKLEY TRUST DATED AUGUST 17, 2000**, whose post office address is Post Office Box 6, Hernando, FL 34442, hereinafter called the GRANTEES:

**WITNESSETH:** That the grantors, for and in consideration of the sum of Love and Affection and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in the County of Citrus, State of Florida, to-wit:

### A ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.

**SUBJECT** to lien of taxes for 2003 and subsequent.

**SUBJECT** to easements, restrictions, covenants, limitations and conditions of record, if any.

**GRANTORS HEREIN RESERVE AN EXCLUSIVE LIFE ESTATE IN SAID PROPERTY TERMINATING AT THEIR RESPECTIVE DEATHS.**

**THIS DEED IS BEING CONVEYED BY GRANTORS TO THE RUTH ANNE RACKLEY TRUST DATED AUGUST 17, 2000 TO WHICH SHE IS THE SOLE BENEFICIARY. ACCORDINGLY, PURSUANT TO FLA. STAT. 201.01, ET SEQ., AND F.A.C. 12B-4.014 (C) AND (D), ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE.**

FULL POWER AND AUTHORITY IS GRANTED BY THIS DEED TO SAID CO-TRUSTEES OR THEIR SUCCESSOR TO PROTECT, CONSERVE, SELL, LEASE, IMPROVE, TO CONVEY EITHER WITH OR WITHOUT CONSIDERATION, TO MORTGAGE, PLEDGE OR OTHERWISE ENCUMBER SAID PROPERTY, AND TO MANAGE AND DISPOSE OF THE REAL PROPERTY OR ANY PART OF IT DESCRIBED IN THIS RECORDED INSTRUMENT.

This deed has been prepared based on legal description provided to scrivener by grantor and scrivener does not guarantee description of title validity.

**FLOOD HAZARD WARNING**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

"RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

The board of County Commissioners of Citrus County, Florida is not responsible for, nor is any other governmental agency responsible for maintenance or improvement of any drive, road, street, easement or right-of-way providing ingress and egress to the property herein conveyed.

**\*\*Poor Original Quality\*\***

**AND** said GRANTORS do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the term GRANTOR and GRANTEE shall be construed as singular or plural as the context requires.

**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**, GRANTORS have hereunto set GRANTORS hands and seals the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

Melissa Ann Ward  
Witness  
Printed Name: MELISSA ANN WARD

Ruth Anne Rackley (SEAL)  
**RUTH ANNE RACKLEY**  
Post Office Box 6  
Hernando, Florida 34442

Joyce M. Adkins  
Witness  
Printed Name: Joyce M. Adkins

Melissa Ann Ward  
Witness  
Printed Name: MELISSA ANN WARD

HARRY RACKLEY, JR. (SEAL)  
**HARRY RACKLEY, JR.**  
Post Office Box 6  
Hernando, Florida 34442

Joyce M. Adkins  
Witness  
Printed Name: Joyce M. Adkins

**STATE OF FLORIDA  
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this the 31<sup>ST</sup> day of January, 2003, by **RUTH ANNE RACKLEY and HARRY RACKLEY, JR.** who are personally known to me or who produced \_\_\_\_\_ as identification and who did (did not) take an oath.

Notary Public Jeanette M. Haag  
Printed name JEANNETTE M. HAAG



Begin at the SE Corner of the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 34, Township 18 South, Range 20 East, thence West along the South line of said N $\frac{1}{2}$  of the NE $\frac{1}{4}$  a distance of 1670 feet, thence N 6° 30' W 800 feet, thence N 50° W 1400 feet, more or less, to a point on the Easterly right-of-way line of State Road No. 581, thence Northeasterly and Northerly along said right-of-way line to a point on the South line of the North 950 feet of the S  $\frac{3}{4}$  of the S $\frac{1}{2}$  of Section 27, Township 18 South, Range 20 East, thence East along said South line a distance of 2720 feet, more or less, to the SE Corner of the North 950 feet of the S  $\frac{3}{4}$  of the S $\frac{1}{2}$  of said Section 27, thence South along the East line of said Section 27 to the SE Corner of said Section 27, said point also being the NE Corner of Section 34, Township 18 South, Range 20 East, thence South along the East line of said Section 34 to the Point of Beginning.

EXHIBIT "A"