

CR 10/31

Prepared by  
Tom Kozlik, an employee of  
First American Title Insurance Company D/B/A Crystal River Title  
9030 West Fort Island Trail, Suite 4  
Crystal River, Florida 34429  
(352) 795-3535



2003068926 2 PGS

Return to: Grantee

File No.: 1087-351529

**WARRANTY DEED**

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.50  
DOCUMENTARY TAX: \$559.30  
# 2003068926 BK: 1660 PG: 1218-1219  
11/05/2003 04:48 PM 2 PGS  
CSMART, DC Receipt #040569

Made this Oct 31, of 2003 by and between

**Curtis Frazier and Phoebe Frazier, husband and wife**  
6658 Ridpath Rd., Gorge City, OH 43123

whose address is: ~~8243 W Edgemoor Court, Crystal River, FL 34429~~  
hereinafter called the "grantor", to

**Paul M. Shaffer, III and Patricia N. Shaffer, husband and wife**

whose post office address is: **8243 W EDGEHILL CT, CRYSTAL RIVER, FL 34429**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida, to-wit:

**Lot 5 of Lot 49, HOLIDAY ACRES UNIT 1, being further described as follows: Commence at the NE corner of Lot 49, HOLIDAY ACRES UNIT 1, as recorded in Plat Book 5, Pages 65 and 66 of the public records of CITRUS County, Florida, thence S 0°30'04" East along the east line of said Lot 49 a distance of 183.22, thence S 88°49'33" West 523.90 feet to the Point of Beginning, thence continue S 88°49'33" West 130.96 feet to a point on the West line of said Lot 49, thence N 0°26'35" West along said West line 183.22 feet to the NW corner of said Lot 49, thence N 88°49'33" East along the North line of said Lot 49 a distance of 130.93 feet, thence S 0°27'08" East 183.22 feet to the Point of Beginning.**

**Subject to an easement across the South 15 feet thereof for road right-of-way.**

**A non-exclusive easement for ingress and egress over and across the following described land; The South 30 feet of the North 198.22 feet of Tract 49 of Holiday Acres Unit No. 1, according to the plat thereof recorded in Plat Book 5, Pages 65 and 66, public records of Citrus County, Florida.**

Parcel Identification Number: **1941105**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; that the grantor hereby fully 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 31st of 2002.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Curtis Frazier  
Curtis Frazier

Phoebe Frazier  
Phoebe Frazier

Signed, sealed and delivered in the presence of these witnesses:

Dan A Bulp  
Witness Signature

Nancy J. Curry  
Witness Signature

Print Name: Dan A Bulp

Print Name: Nancy J. Curry

State of OHIO

County of FRANKLIN

The Foregoing Instrument was Acknowledged before me on 10-31-2003 by **Curtis Frazier and Phoebe Frazier, husband and wife** who is/are personally known to me or who has/have produced Ohio Drivers Licenses identification.

Bob G. Collins  
NOTARY PUBLIC

BOB G. COLLINS  
Notary Print Name  
My Commission Expires: 4-22-2006

**BOB G. COLLINS**  
NOTARY PUBLIC - STATE OF OHIO  
COMMISSION EXPIRES 4/22/06

**\*\*Poor Quality Notary Seal\*\***