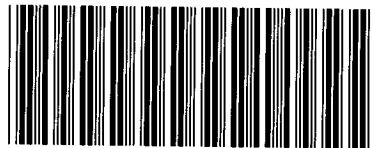


R-27.00  
5250.00  
5,277.00



2007070627 3 PGS

This Document Prepared By and Return to:

Sandra Perks  
Southern Security Title Services, Inc.  
7601 N. Florida Ave., Citrus Springs, FL 34434  
This instrument was prepared incidental to the writing of a title insurance policy

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$27.00  
DOCUMENTARY TAX: \$5,250.00  
# 2007070627 BK: 2182 PG: 268  
12/19/2007 02:20 PM 3 PGS  
JCARROLL, DC Receipt #039654

Parcel ID Number: 201902 2A000

# Warranty Deed

This Indenture, Made this **26th** day of **November**, 2007 A.D., **Between**  
**Stephen M. Seymour and Mary T. Seymour, husband and wife**

of the County of **Citrus**, State of **Florida**, **grantors**, and  
**B & L Enterprises of Citrus, Inc., a Florida corporation**

whose address is: **5166 Freeport Drive, Spring Hill, FL 34606**

of the County of **Citrus**, State of **Florida**, **grantees.**

**Witnesseth** that the GRANTORS, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Citrus** State of **Florida** to wit:

**See Exhibit "A" attached hereto and specifically made apart hereof.**

**Subject to current taxes, easements and restrictions of record.**

**Subject to Purchase Money Mortgage of even date.**

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: NANCY SLOAN  
Witness

Stephen M. Seymour (Seal)  
P.O. Address: 2547 South Pleasant Point, Inverness, FL 34450

Printed Name: Christie Sloan  
Witness

Mary T. Seymour (Seal)  
P.O. Address: 2547 South Pleasant Point, Inverness, FL 34450

STATE OF **Florida**  
COUNTY OF **Citrus**

The foregoing instrument was acknowledged before me this **26th** day of **November**, 2007 by  
**Stephen M. Seymour and Mary T. Seymour, husband and wife**

who are personally known to me or who have produced their **Driver's License** as identification



Nancy Sloan  
Notary Public  
My Commission Expires: **05/26/10**

EXHIBIT "A"

Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of SECTION 2, TOWNSHIP 19 SOUTH, RANGE 20 EAST; thence South 1° 44' 30" East, along the East line of said South 1/2 of the Southeast 1/4 a distance of 1339.01 feet to the Southeast corner of said Section 2; thence North 89° 42' 32" West, along the South line of said Section 2, a distance of 920.92 feet to a point on the East right-of-way line of South Belle View Way and the Southwest corner of Lot 15, Block "K", of unrecorded Point-O-Woods, Unit No. 4; thence North 1° 30' 21" West, along said East right-of-way line, a distance of 100.25 feet to the Northwest corner of said Lot 15; thence South 82° 07' 04" East, along the North line of said Lot 15, a distance of 152.08 feet to the Northeast corner of said Lot 15; thence North 1° 17' 31" West, along the East line of Lot 14, Block "K" of said unrecorded subdivision, a distance of 87.52 feet to the Northeast corner of said Lot 14; thence North 28° 00' 56" East, along the East line of Lots 13 and 12, Block "K" of said unrecorded subdivision a distance of 119.89 feet; thence North 34° 27' 34" East, along the East line of Lots 12, 11 and 10, Block "K" of said unrecorded subdivision a distance of 190.98 feet to the P. C. of a curve, concave Southwesterly, having a central angle of 113° and a radius of 175 feet, thence Northwesterly along Lots 10, 9 and 8, Block "K" of said unrecorded subdivision and along the arc of said curve a distance of 345.14 feet to the P. T. of said curve (chord bearing and distance between said points being North 22° 29' 43" West, 292.36 feet); thence North 78° 49' 07" West, along the Northerly line of Lots 8, 7, 6 and 5, Block "K" of said unrecorded subdivision a distance of 173.82 feet; thence North 61° 52' 35" West, along Lots 5 and 4, Block "K" of said unrecorded subdivision a distance of 118.14 feet to a point on a curve concave Southwesterly, having a central angle of 2° 21' 06" and a radius of 1395.37 feet; thence Northwesterly along the arc of said curve a distance of 57.27 feet to a projection of the Northwesterly line of Lot 4, Block "K" of said unrecorded subdivision (chord bearing and distance between said points being North 34° 01' 59" West, 57.48 feet); thence South 54° 34' 39" West, along said projection and along said Northwesterly line of said Lot 4 a distance of 150.01 feet to a point on aforementioned Easterly right-of-way line of South Belle View Way, said point being on a curve, concave Southwesterly, having a central angle of 12° 05' 42" and a radius of 1245.37 feet; thence Northwesterly along the arc of said curve a distance of 262.89 feet to the P. R. C. of a curve (chord bearing between said points being North 41° 23' 03" West, 262.37 feet) concave to the East, having a central angle of 80° 42' 29" and a radius of 25.00 feet; thence Northwesterly along the arc of said curve a distance of 35.22 feet to the P. T. of said curve (chord bearing and distance between said points being North 7° 04' 58" West, 32.38 feet) said point being on the Southeasterly right-of-way line of South Harbor Terrace as shown on the recorded plat of The Moorings at Point O' Woods according to the Map or Plat thereof recorded in Plat Book 13, Pages 81 through 84, inclusive, Public Records of Citrus County, Florida; thence North 33° 16' 17" East along said right-of-way line a distance of 358.07 feet to the P. C. of a curve, concave Northwesterly, having a central angle of 11° 44' 15" and a radius of 625.00 feet; thence Northeasterly along the arc of said curve a distance of 128.04 feet (chord bearing and distance between said points being North 27° 22' 51" East, 127.63 feet); thence leaving said right-of-way North 89° 57' 30" East, a distance of 1031.30 feet to a point on the East line of the Southeast 1/4 of said Section 2; thence South 1° 44' 30" East, along said East line a distance of 59.12 feet to the Point of Beginning.

NOTE: This description was prepared using field information, monumentation found in place, the unrecorded subdivision plat of Point O' Woods, Unit No. 4, the plat of the Moorings at Point  
(Continued on Attached)

O' Woods and other legal descriptions. Curve information as shown hereon was taken from this information however the filed chord bearings and distances (as shown on a survey by Gary W. Smith, P.S.M., Surveyor #4577 as project #97-147, field date January 27, 1997, field volume 65/63-65, map #D-099) were used to obtain a proper mathematical closure.