



2010020757 2 PGS

This Instrument Prepared by and Return to:
JOHN F. BENNETT, ESQUIRE
1947 Lee Road
Winter Park, Florida 32789-1834

Parcel ID #17E18S28 11224

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$5,600.00
2010020757 BK:2354 PG:144
05/10/2010 10:58 AM 2 PGS
TWHITE,DC Receipt #016144

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of May, 2010, by ABC LIQUORS, INC., a corporation existing under the laws of the State of Florida, and having a mailing address of P. O. Box 593688, Orlando, Florida 32859-3688, hereinafter called the grantor, to ABC PROPERTIES, LTD., a Florida Limited Partnership, with its permanent post office address at P. O. Box 593688, Orlando, Florida 32859-3688, hereinafter called the grantee.

W I T N E S S E T H :

That the grantor, for and in consideration of the sum of \$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:

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 28, Township 18 South, Range 17 East, Citrus County, Florida; thence North 00°26'33" East, along East boundary of said NE 1/4 of the NE 1/4 a distance of 249.01 feet, thence North 89°33'07" West, 44.25 feet to the point of beginning; continue thence North 89°33'07" West, 274.00 feet, thence North 06°47'43" West 252.08 feet, thence South 89°44'04" East, 274.00 feet to a point on the Westerly right-of-way line curve of U.S. Hwy. No. 19; thence Southeast along the arc of said curve a chord bearing and distance of South 06°46'14" East, 252.94 feet to the Point of Beginning.

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; 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 31, 2009, and easements and restrictions of record, if any, but this reference shall not operate to reimpose same.

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.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

ABC LIQUORS, INC.

(Signature)

(Print Name)

(Signature)

(Print Name)

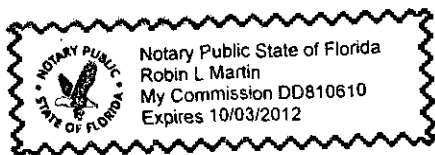
By:

Charles E. Bailes III

Its: CEO and President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30th day April, 2010, by Charles E. Bailes III as CEO and President of ABC LIQUORS, INC.



(Signature of Notary Public - State of Florida)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____