

4-1
136655

WARRANTY DEED
FORM 01 REV. 1

Walt Connors, Inc. Inverness, Florida

This Warranty Deed Made the 1st day of November A. D. 1980 by
Charles Mazza

hereinafter called the grantor, to Dean Dellis and Mary Dellis, his wife

5865 Twin Lake Drive
South Miami, Florida 33143

whose postoffice address is
hereinafter called the grantee:

(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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ TEN and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lots 23 and 24, BLOCK 208, INVERNESS HIGHLANDS SOUTH, according to a plat thereof recorded in Plat Book 3, pages 51 thru 66, inclusive, public records of Citrus County, Florida.

Subject to covenants, restrictions and easements of record.

Grantor herein warrants that he does not live on the above described property and that this is not his homestead.

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, 1979.

Insured by Royal Indemnity Co. of Florida
Policy No. 1157 Inverness Fl. 32650
to the issuance of a
Insurance Policy.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Maria Paradise
Marlene Lauron

Charles Mazza
Charles Mazza

STATE OF New Jersey
COUNTY OF Ocean

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Charles Mazza

to me known to be the person described in and who executed the foregoing instrument and has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of November A. D. 1980

Charles Mazza

Notary Public
MY COMMISSION EXPIRES:

1-1827-08
RETURN TO CRYSTAL RIVER TITLE CO.
1721
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
NOV 13 1980
105127
3.60

SPACE BELOW FOR RECORDERS USE
FILE NO. 277792
FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK
NOV 18 PM 1 37
VERIFIED BY:
BOOK 566 PAGE 1724