

This Warranty Deed Made the 16th day of January A. D. 19 81 by
Clyde O'Leary and Mabel O'Leary, his wife

hereinafter called the grantor, to EARL A. NELSON AND THERESA J. NELSON, His Wife

whose postoffice address is Rt. 3, Box 193-W, Homosassa, Fla. 32646
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 \$10.00 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:

Lot 9 of an unrecorded subdivision of Lots 126, 127, 128, and 129, Block 17, Homosassa Hills, Unit No. 2, as recorded in Plat Book 4, pages 128-130, public records of Citrus County Florida.

Commence at the SW Corner of Lot 129, Block 17, Homosassa Hills, Unit No. 2, as recorded in Plat Book 4, pages 128-130, public records of Citrus County, Florida, thence N 0° 07' 37" W along the West line of said Lot 129, a distance of 311.31 feet, thence N 89° 58' 24" E 176.27 feet to the Point of Beginning, said point also being on the West line of Lot 128 of said Block 17, thence continue N 89° 58' 24" E 176.27 feet to a point on the East line of said Lot 128, thence S 0° 07' 37" E along said East line a distance of 127.58 feet, thence S 89° 45' 22" W 176.26 feet to a point on the West line of said Lot 128, thence N 0° 07' 37" W along said West line a distance of 126.74 feet to the Point of Beginning. SUBJECT to a 25 foot wide easement across the East boundary thereof for road right-of-way.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 19 80

This Instrument Prepared By:
William J. "Skip" Hudson, President
of Land Title Insurance of Citrus
County, Inc., P. O. Box 2049
Homosassa Springs, FL 32647.
In Connection With The
Issuance of a Title
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:

Patricia Oatswall
Patricia Oatswall

Clyde O'Leary
Clyde O'Leary
Mabel O'Leary
Mabel O'Leary

STATE OF Florida
COUNTY OF Citrus

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

Clyde O'Leary and Mabel O'Leary, his wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of January, A. D. 1981.

Patricia Oatswall
Notary Public
My Commission Expires: 4-17-82

SPACE BELOW FOR RECORDERS USE

VERIFIED BY:

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK
81 JAN 27 AM 10 15

FILE NO. 282975

BOOK 570 PAGE 1066

LAND TITLE FILE NO: 1824-LT