

5-26018-30

2,525

This Instrument Was Prepared By  
The Deltona Corporation,  
by Joyce R. Dooley  
3250 S. W. 3rd Avenue  
Miami, Florida 33129

AFTER RECORDING PLEASE RETURN TO:  
FIVE POINTS TITLE SERVICES CO., INC.  
3230 S.W. 3RD AVE., MIAMI, FL. 33129

REC. 4.00  
DOC. 10.40  
TOT. 14.40

### Warranty Deed

This Indenture, made this 27th day of January, A.D. 19 81,  
between THE DELTONA CORPORATION, a corporation existing under the laws of the State of  
Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized  
to transact business in the State of Florida, party of the first part, and

Peter MIKULIN

parties of the second part, whose mailing address is: 1067 Swigart Road  
Barberton, Ohio 44203

#### WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND  
OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second  
part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the  
second part, their heirs and assigns forever, the following described land situate, lying and being in the  
County of Citrus, and State of Florida, to-wit:

Lot 13, Block 1673 of Citrus Springs,  
Unit TWENTY-THREE, a Subdivision according to the Plat thereof, recorded in  
Plat Book 7, Page 115-133 of the Public Records  
of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record. The party of the  
first part reserves unto itself the right to enter the above described property to complete certain im-  
provements to the property, and the party of the first part shall pay the taxes on the property through the  
year in which improvements are completed. The right of entry shall automatically terminate upon  
completion of the above referred to improvements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its  
name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered  
in the presence of us:

THE DELTONA CORPORATION

*Susan M. Brown*  
*Colinda C. Jones*

By *Paul M. Schaefer* (Corporate Seal)  
Paul M. Schaefer (Authorized Agent)

STATE OF FLORIDA }  
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 27th day of January, A.D. 19 81  
before me personally appeared Paul M. Schaefer of THE DELTONA CORPORATION, a corporation  
under the laws of the State of Delaware, to me known to be the person who signed the foregoing  
instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent  
for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corpora-  
tion, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami in the County of Dade and State of Florida the  
day and year last aforesaid.

My Commission expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES JAN. 28 1985  
BONDED THRU GENERAL TRUST UNDERWRITERS

*Walter G. Gorman* (SEAL)  
Notary Public, State of  
Florida at Large  
WALT GORMAN, CLERK  
CITRUS COUNTY, FLORIDA  
FILED & RECORDED

FILE NO. 284855  
BOOK 571 PAGE 1528

RECORDED  
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