

700  
14-35

This instrument prepared  
at CITRUS TITLE CO. by Richard Kaufman, President  
Crystal River, Florida.

WARRANTY DEED

**This Warranty Deed** Made the 22 day of December A. D. 1981 by  
John Majocka, Kenneth J. Correia and David Dwelly, a/k/a  
as joint tenants with rights of survivorship. David P. Dwelly  
hereinafter called the grantor, to

Robert M. Levasseur and Elaine M. Levasseur, his wife.

whose postoffice address is 33 Tadmuck Road  
hereinafter called the grantee: Chelmsford, Mass. 01824

(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, remises, re-  
leases, conveys and confirms unto the grantee, all that certain land situate in Citrus County,  
Florida, viz:

Commence at the NW corner of Lot 38, GREEN ACRES, as recorded in  
Plat Book 4, pages 4 and 5, public records of Citrus County, Florida,  
thence S. 0° 32' 33" W. along the West line of said Lot 38, a distance  
of 253.36 feet to the POINT OF BEGINNING, thence continue S. 0° 32' 33"  
W. along said West line a distance of 126.68 feet, thence S. 89° 44' 44"  
E. parallel to the North line of said Lot 38, a distance of 174.50  
feet, thence N. 0° 32' 33" E. parallel to said West line a distance  
of 126.68 feet, thence N. 89° 44' 44" W. parallel to said North line  
a distance of 174.50 feet to the Point of Beginning, being Lot 7,  
of unrecorded MEADOW WOODS.

SUBJECT to an Easement across the East 15 feet thereof.

SUBJECT to Restrictions attached hereto and made a part hereof.

TOGETHER WITH an Easement over and across the following described  
land for ingress and egress to be used for right-of-way purposes  
only, being more particularly described as follows:  
Commence at the NW corner of Lot 38, GREEN ACRES, as recorded in  
Plat Book 5, pages 4 and 5, public records of Citrus County, Florida,  
thence S. 89° 44' 44" E. along the North line of said Lot 38, a  
distance of 174.50 feet to the Point of Beginning, thence S. 0° 32' 33"  
W. parallel to the West line of said Lot 38, a distance of 526.72  
feet to the end of this centerline description.

And the grantor hereby fully warrants the title to said land and will defend the same against the lawful  
claims of all persons whomsoever; except taxes for the year 1981 and subsequent.

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:

*Joseph M. Haddad*  
*Maria M. Fernandes*  
*Maria M. Fernandes*

*John Majocka*  
*Kenneth J. Correia*  
*David Dwelly*  
a/k/a David P. Dwelly

STATE OF Mass.  
COUNTY OF Bristol

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

John Majocka, Kenneth J. Correia and David  
Dwelly, as joint tenants with rights of  
survivorship.

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 22 day of  
December A. D. 1981

*Joseph M. Haddad*  
Notary Public  
My Commission Expires: 8-83

SPACE BELOW FOR RECORDERS USE

VERIFIED BY:

81 DEC 29 PM 1 09

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
WALT CONNORS, CLERK

FILE NO. 309940

BOOK 589 PAGE 399

STATE OF FLORIDA  
DOCUMENTARY  
DEED  
RECEIVED  
14.85  
DEC 29 1981  
CITRUS COUNTY

RETURN TO CITRUS TITLE CO. FILE

DATE:

JOHN MAJOCKA, KEN CORREIA, DAVE GWELLY, WHOSE  
OWNERS AND DEVELOPERS: MAILING ADDRESS IS: P.O. Box 1687,  
HOMOSASSA SPRINGS, FLA. 32647

1. All mobile homes shall be new or approved used units a minimum of twelve (12) feet wide and have a minimum of 600 square feet of living space.
2. All units shall be installed in accordance with the mobile home installation requirements of the Citrus County Building Department with approved foundation piers and hurricane anchors.
3. Unsightly fences or walls shall not be erected or maintained on any tract or parcel of land.
4. No signs shall be erected on any lot, except small "FOR SALE" signs commonly used by realtors, excepting those used by the developer in the original promotion of the property.
5. No poultry, birds, livestock or other animals shall be kept or raised on said premises other than two (2) of each of the usual domestic pets, such as cats and dogs.
6. No commercial enterprise or business activity of any kind shall be carried on or conducted from any of the said lots.
7. No junk, or automobiles without current license plates or in inoperable condition, used lumber or building materials, trash or debris of any kind shall be allowed to stand on or be accumulated on any of said lots. Also, so as to make a more attractive and desirable residential area, the purchasers of lots shall be responsible for keeping their respective lots free from weeds and underbrush. If purchasers of a said property fail to maintain said property as outlined above, a maintenance fee of \$40.00 per year will be charged by the developer.
8. Each lot shall be kept free of all trash and garbage of any kind whatsoever and said trash and garbage shall be removed by a commercial sanitary pick-up or carried twice a week to a county sanitary land fill.
9. No activities shall be done or be permitted to be done in or upon the premises which may be or may become a nuisance to the neighborhood.
10. These restrictions shall be in full force and effect, but may be changed, modified, altered, or removed by written approval of two-thirds (2/3) of the lot owners. The developer or his successors may also act as owner of one or more of said lots for the purpose of changing, modifying, altering, or removing said restrictions.
11. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain or to recover damages.
12. All the restrictions and protective covenants herein contained shall as aforesaid continue until January 2nd, 1989, in full force and effect, but shall be automatically continued thereafter for successive periods of ten (10) years unless amended, modified, or released as herein provided.

SIGNED, SEALED, AND DELIVERED IN OUR PRESENCE: