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This instrument prepared by: Frances Dunn  
Rt. 2, Box 612  
Crystal River, Fl. 32629  
WARRANTY DEED  
FORM 01 (REV. 1)  
Walt Connors, Inc. Inverness, Florida

**This Warranty Deed** Made the 7th day of February A. D. 19 84 by

FRANCES DUNN, an unmarried widow  
hereinafter called the grantor, to ☒ FRANCES DUNN and GORDON RATLIFF, as joint tenants  
with rights of survivorship

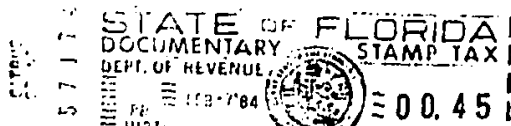
whose postoffice address is Rt. 2, Box 612, Crystal River, Florida 32629  
hereinafter called the grantee:

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

Situate and being in the South Half of the Northwest Quarter of Section 29,  
Township 18 South, Range 18 East, and being further described as follows:

Beginning at a point in the North line of said South Half of Northwest Quarter  
found by measuring from the Northwest Corner thereof, North 88°59'38" E,  
316.58 feet to the aforesaid Point of Beginning, thence continuing along said  
North line of the South Half of the Northwest Quarter of Section 29, Township  
18 South, Range 18 East 345.83 feet, thence South 0°14'02" West 733.47 feet,  
thence South 89°25'53" West 345.68 feet, thence North 0°13'18" East 730.81 feet  
to the aforementioned Point of Beginning; there being reserved therefrom an  
easement 25.0 feet wide along the entire East line and along the entire South  
line of the above described parcel for roadway purposes that is in common use  
with others, also known as Parcel No. 7, Crystal River Knolls, unrecorded  
Unit No. 2.



**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, 1984.

**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:

Jean Warrall  
Dignia Wheeler

Frances Dunn  
Frances Dunn

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

Frances Dunn, an unmarried widow

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

WITNESS my hand and official seal in the County and  
State last aforesaid this 7th day of  
February, A. D. 19 84

Jean Warrall

NOTARY PUBLIC, State of Florida, At Large  
My Comm. exp. Dec. 1, 1987

SPACE BELOW FOR RECORDERS USE

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
WALT CONNORS, CLERK  
84 FEB 7 PM 1 28  
VERIFIED BY:

370024

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