

This Warranty Deed Made and executed the 25th day of June A.D. 1984 by
CONTENT DEVELOPMENT CO., a Delaware corporation authorized to do business in the
State of Florida

a corporation existing under the laws of Delaware and having its principal place of
business at 6600 S.W. 87th Avenue, Miami, Florida 33143
hereinafter called the grantor to

THOMAS B. SHUTTLEWORTH AND VIRGINIA O. SHUTTLEWORTH, HIS WIFE

whose postoffice address is
3380 N.W. 64TH STREET, FT. LAUDERDALE, FLORIDA 33309
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, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus
County, Florida, viz:

Lot 48 of MINI FARMS, UNIT 10, legally described as follows:
The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Town-
ship 17 South, Range 17 East. SUBJECT to a 25 foot wide
easement along the East Boundary thereof for
road right-of-way, Less and except the South 50 feet thereof.

SUBJECT TO ALL easements, restrictions, reservations, ordinances,
conditions, limitations of record, if any, purchase money mortgage
given hereunder, and all taxes from the date hereof to the end of
1984 and for all subsequent years.

CITRUS
COUNTY

168595

Together with all the tenements, hereditaments and appurtenances thereto belonging
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land
simple; that it has good right and lawful authority to sell and convey said land; that it hereby
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 as set forth herein above.



390904

FILED & RECORDED
CITRUS COUNTY, FLORIDA
JULY 26 AM 9 44

VERIFIED BY:
D.C.

In Witness Whereof

the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST

Signed, sealed and delivered in the presence of:

Maylene T. Kugel
Salina Mohamed

B. Larry
President

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared *LARRY B. NEWMAN* R. DIANE ARCH

well known to me to be the President and Secretary respectively of the corporation named as grantor
in the foregoing deed and that they personally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that they acknowledged herein the true contents of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this

NOTARY PUBLIC STATE OF FLORIDA
My Commission Expires June 22, 1986
SIGNED AND OFFICIAL SEAL, CITY,

Salina Mohamed
NOTARY PUBLIC STATE OF FLORIDA

RECORDERS NOTE:
The legibility of writing, typing or printing unsatis-
factory in this document when received.

LAND TITLE FILE NO. 168595-17

Judy Hudson 9/27/84