

WARRANTY DEED

This instrument prepared at:
CITRUS TITLE CO. - Richard Kaufman, President
Homosassa Springs, Florida.

This Warranty Deed Made the 14th day of September A.D. 1984 by
R. Edwin Rooks and Herschel A. Rooks,

hereinafter called the grantor, to Emanuel Alifraghis and Paraskevi Alifraghis, his wife,

whose postoffice address is 25 Orange Hill Drive, Hudson, Florida - 33567
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, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Commence at the SW Corner of Government Lot 1, of Section 1, TOWNSHIP 20 SOUTH, RANGE 17 EAST, thence S. 89° 02' 26" W. along the South line of Section 1, TOWNSHIP 20 SOUTH, RANGE 17 EAST, a distance of 689.09 feet, thence N. 0° 41' 13" W. 419.00 feet to the POINT OF BEGINNING, thence continue N. 0° 41' 13" W. 139.67 feet, thence S. 89° 02' 26" W., parallel to the South line of said Section 1, a distance of 299.36 feet, thence S. 0° 40' 05" E. 139.67 feet, thence N. 89° 02' 26" E., parallel to said South line, a distance of 299.41 feet to the Point of Beginning, being Parcel 6-C, of an unrecorded Subdivision.

TOGETHER WITH Easement in Rider attached hereto and made a part hereof.

Subject to restrictions in Rider attached hereto and made a part hereof.

Subject to reservations of record.

"THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENTAL AGENCY RESPONSIBLE FOR, THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED"

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

And the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons when the same except taxes for the year 1984 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:

Nellie J. Pulver
Witness

Herschel A. Rooks
Witness

STATE OF FLORIDA
COUNTY OF CITRUS

R. Edwin Rooks
R. Edwin Rooks

Herschel A. Rooks
Herschel A. Rooks

SPACE BELOW FOR RECORDERS USE

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

R. Edwin Rooks and Herschel A. Rooks,

to me known to be the person so 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 of Citrus and State last aforesaid this 14th day of September, A.D. 1984.

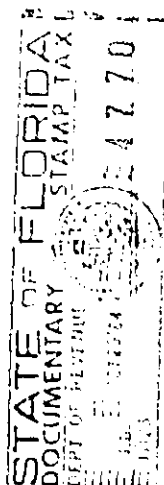
Nellie J. Pulver
Notary Public
My commission expires:

VERIFIED BY:

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK
84 OCT 29 AM 11 00

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BOOK 654 PAGE 546



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RETURN TO CITRUS TITLE CO. FILE #53128-H

53108-H
jll

Judy Hudson 10/30/84

" R I D E R "

Together with easement to be used in common with others for ingress and egress over and across the following described land:

Commence at the SW Corner of Government Lot 1, of Section 1, TOWNSHIP 20 SOUTH, RANGE 17 EAST, thence S. 89° 02' 26" W. along the South line of Section 1, TOWNSHIP 20 SOUTH, RANGE 17 EAST, a distance of 629.09 feet to the POINT OF BEGINNING, thence continue S. 89° 02' 26" W. along said South line, a distance of 60.00 feet, thence N. 0° 41' 13" W. 1550.02 feet, thence N. 89° 02' 26" E., parallel to said South line, a distance of 1268.82 feet to a point on the West right-of-way line of U.S. Highway No. 19, said point being 100.00 feet from, measured at right angles to, the centerline of said U.S. Highway No. 19, thence S. 0° 48' 29" E. along said West right-of-way line, a distance of 90.00 feet, thence S. 89° 02' 26" W., parallel to said South line of Section 1, a distance of 1209.01 feet, thence S. 0° 41' 13" E. 1460.01 feet to the Point of Beginning.

Judy Hudson 10/30/84

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" R I D E R "

Together with easement to be used in common with others for ingress and egress over and across the following described land:

Commence at the SW Corner of Government Lot 1, of Section 1, TOWNSHIP 20 SOUTH, RANGE 17 EAST, thence S. 89° 02' 26" W. along the South line of Section 1, TOWNSHIP 20 SOUTH, RANGE 17 EAST, a distance of 629.09 feet to the POINT OF BEGINNING, thence continue S. 89° 02' 26" W. along said South line, a distance of 60.00 feet, thence N. 0° 41' 13" W. 1550.02 feet, thence N. 89° 02' 26" E., parallel to said South line, a distance of 1268.82 feet to a point on the West right-of-way line of U.S. Highway No. 19, said point being 100.00 feet from, measured at right angles to, the centerline of said U.S. Highway No. 19, thence S. 0° 48' 29" E. along said West right-of-way line, a distance of 90.00 feet, thence S. 89° 02' 26" W., parallel to said South line of Section 1, a distance of 1209.01 feet, thence S. 0° 41' 13" E. 1460.01 feet to the Point of Beginning.

Judy Hudson 10/30/84

ROOKS BROTHERS INDUSTRIAL PARK

1. These lands shall be used for purposes prescribed by the Zoning Laws of Citrus County, Florida.
2. There shall not be any liquid petroleum storage facilities erected on these lands without written permission from the developer.
3. All outdoor storage facilities must be approved by the developer.
4. All metal buildings erected on these lands shall have a facing of stone, wood, brick, stucco, & etc.
5. Tracts within said industrial property shall be maintained by the owner or tenant thereof in order to present a neat, wholesome and servicable appearance. Particular attention of each owner or tenant should be directed to the prompt removal of all refuse and garbage and to the maintenance of the grass and landscaped areas on each tract in order to present a park atmosphere. Should any owner or tenant fail to maintain such tract as above provided after receiving ten (10) days written notice to correct any deficiencies, the Developer may enter upon such premises and correct such deficiency and such owner or tenant agrees to reimburse Developer for the cost of such service.

Judy Hudson 10/30/84

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