

40.95  
5  
45.95

# Warranty Deed

This Indenture, Made this 11th day of October, A.D., 19 84 .

Between **PUNTA GORDA DEVELOPERS, INC.**, a Florida Corporation lawfully authorized to transact business in the State of Florida, having its principal place of business in the County of Charlotte, State of Florida, party of the first part, and John R. Guide and Ann C. Guide, his wife, as an Estate by the Entireties with rights of survivorship whose mailing address is, 160 Morton Street, Winthrop, Massachusetts 02152.

of the County of Boston and State of Massachusetts  
parties of the second part Witnesseth, That the said part of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATIONS 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 46 Block B-123, Cypress Village, Sugarmill Woods Subdivision, according to the plat thereof as recorded in Plat Book 9, pages 86 through 150, Plat Book 10, pages 1 through 150, and Plat Book 11, pages 1 through 16 of the public records of Citrus County Florida. As amended in Plat Book 9, Page 87-A of the Public Records

of Citrus County.

39532

RECORDED  
IN COUNTY RECORDS  
BY CLERK  
OCT 15 AM 11 34

VERIFIED BY: D.C.

This instrument was prepared by:

RENEE S. FORT

FRANK, FEAR, HILL, HORN, LEE, LINDSEY, MCGINNIS & SIFRIT

ATTORNEYS AT LAW

PLAT BOOK 9

PAGE 87-A

and subject to restrictions, reservations, including outstanding oil, gas or mineral reservations, if any, governmental zoning and easements of record and taxes for the year 1984 and subsequent years.

And said parties of the first part do hereby fully warrant 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 the proper officer of said corporation and the corporate seal to be affixed, the day and year above written.

(Corporate Seal)

Witnesses as to Grantor

Ausanne Maestly  
Lueta Reese

PUNTA GORDA DEVELOPERS, INC.

by Paula F. McQueen  
as Vice President

Attest: Hugh Landis  
as Secretary

CITRUS  
COUNTY  
17093  
STATE OF FLORIDA  
DOCUMENTARY  
DEPT. OF REVENUE  
FEB 11 1984  
STAMP TAX  
40.95

State of Florida,

County of Charlotte

BOOK 655 PAGE 1608

I Hereby Certify that on this 11th day of October, A.D. 19 84, before me personally appeared Paula F. McQueen and Hugh Landis, as Vice President and Secretary respectively of **PUNTA GORDA DEVELOPERS, INC.**, a Florida Corporation, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation and said instrument is the act and deed of said corporation.

Witness my signature and official seal at Punta Gorda in the County of Charlotte, State of Florida the day and year last aforesaid.

My Commission Expires:

(Notary Seal)

Ausanne Maestly  
Notary Public-State of Florida at Large