

**This Warranty Deed** Made the 16th day of January A. D. 1985 by  
a/k/a James G. Biggart  
Garry Biggart/and Sue Biggart, his wife,

hereinafter called the grantor, to William F. O'Keefe and Geraldine G. O'Keefe, his wife,

whose postoffice address is P.O. Box 130, Floral City, Florida 32636  
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:

Lot 9 in Block "B", of OLD OAKS, an unrecorded Subdivision,  
FOR DESCRIPTION OF LAND - SEE "RIDER" ATTACHED HERETO AND  
MADE A PART HEREOF.

TOGETHER WITH all furniture, fixtures and equipment as per inventory dated 10/26/84.

SUBJECT TO easement of record.

SUBJECT TO Declaration of Covenants and Restrictions of Old Oaks Subdivision, which required Purchasers Membership, as shown in instrument dated March 30th, 1982, filed June 1, 1982, and recorded in Official Record, Book 597, page 1375, public records of Citrus County, Florida.

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.

"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."

And the grantor hereby fully warrants the title to said land and will defend the same against the claims of all persons whomsoever; except taxes for the year 1985 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:

*[Signature]*  
Garry Biggart  
*[Signature]*  
Sue Biggart

*[Signature]*  
Garry Biggart a/k/a James G. Biggart  
*[Signature]*  
Sue Biggart

STATE OF FLORIDA  
COUNTY OF HERNANDO

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  
a/k/a James G. Biggart  
Garry Biggart and Sue Biggart, his wife,

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 16th day of January, A. D. 1984.85

*[Signature]*  
Notary Public  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES OCT 15 1986  
BLENDED THRU GENERAL INSURANCE UNIT

CITRUS COUNTY  
174053  
STATE OF FLORIDA  
DOCUMENTARY STAMPS  
DEPT. OF REVENUE  
R.B. III  
JAN 23 1985  
1123  
11925

SPACE BELOW FOR RECORDER'S USE  
FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
MULTI-COMMISSIONERS' OFFICE  
JAN 23 PM 2 33  
401044  
BOOK 660 PAGE 1473

#53931

RETURN TO CITRUS TITLE CO. FILE

Judy Hudson 1/24/85

R I D E R

Commence at the NE Corner of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 17, TOWNSHIP 20 SOUTH, RANGE 21 EAST, thence S. 0° 03' 30" W., along the East line of said NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , a distance of 319.98 feet to a point on the Southerly right-of-way line of a 50 foot wide road, thence along said right-of-way line the following courses and distances: S. 80° 49' 40" W. 895.56 feet, thence N. 78° 45' 11" W. 138.87 feet, thence N. 37° 24' 25" W. 236.04 feet to a point on the Northerly right-of-way line of a 50 foot wide road, thence S. 57° 13' 58" W., along said Northerly right-of-way line, a distance of 610 feet to a point on the Westerly right-of-way line of a 50 foot wide road, thence N. 32° 46' 02" W., along said Westerly right-of-way line, a distance of 170 feet to the P.C. of a curve, concaved Easterly, having a central angle of 40° and a radius of 162.37 feet, thence Northwesterly and Northeasterly, along the arc of said curve, and along said right-of-way line, a distance of 113.36 feet to the P.T. of said curve, thence continue along said right-of-way line N. 7° 13' 58" E. 201.70 feet to the POINT OF BEGINNING, thence continue N. 7° 13' 58" E., along said right-of-way line, a distance of 10 feet to a point on a cul-de-sac, concaved Southwesterly, having a central angle of 300° and a radius of 50 feet, thence Northwesterly and Northeasterly, along the arc of said cul-de-sac, a distance of 130.90 feet to a point, (chord bearing and distance between said points being N. 22° 13' 58" E. 96.59 feet), thence N. 7° 13' 58" E. 77.75 feet, thence N. 58° 51' 31" W. 11.70 feet, thence N. 73° 39' 22" W. 118.29 feet, thence S. 39° 05' 38" W. 206.16 feet, thence S. 12° 59' 41" W. 19.77 feet, thence S. 80° 08' 58" E. 213.52 feet to the Point of Beginning, being Lot 9 in Block "B", of OLD OAKS, an unrecorded Subdivision.

Subject to an easement across the Canal along the Northerly and Westerly boundaries thereof.