

WARRANTY DEED
FROM CORPORATION

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

This Warranty Deed Made and executed the 13th day of February A.D. 19 85 by
Kessco Development Corporation, Inc.

a corporation existing under the laws of the State of Florida, and having its principal place of
business at
hereinafter called the grantor, to Robert W. Bradshaw and Barbara J. Bradshaw, his wife,
and Deborah K. Bradshaw, their daughter,

whose postoffice address is 2020 Valencia Road, Orlando, Florida - 32803.

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:

FOR LEGAL DESCRIPTION - SEE RIDER ATTACHED

HERETO AND MADE A PART HEREOF.

Subject to restrictions and easements of record.

TOGETHER WITH all furniture, fixtures and equipment as
contained therein.

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 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 for the year 1985
and subsequent

(CORPORATE SEAL)

In Witness Whereof th 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:..... Secretary

KESSCO DEVELOPMENT CORPORATION, INC.

Signed, sealed and delivered in the presence of:

By: *Jerrold J. Kessler*
Jerrold J. Kessler President

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared
Jerrold J. Kessler,

well known to me to be the President and respectively of the corporation named as grantor
in the foregoing deed, and that they severally 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 the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of February, A. D. 19 85

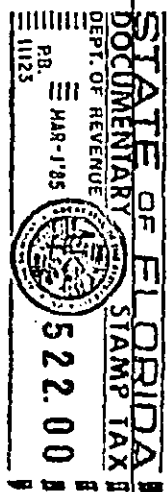
BOOK 663 PAGE 1043

Notary Public

My commission expires: 12-28-87

CITRUS
COUNTY

175900



RETURN TO CITRUS TITLE CO. FILE 53796-H

53796-H
jli

R I D E R

A portion of Lot 20 in Block 30, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in "Corrected" Plat Book 9, pages 51, 52 and 53, public records of Citrus County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Lot 20 in Block 30, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in "Corrected" Plat Book 9, pages 51, 52, and 53, public records of Citrus County, Florida, said point being on a curve, concaved Northwesterly, having a central angle of $15^{\circ} 43' 37''$ and a radius of 875 feet, thence Southwesterly along the arc of said curve and along the Southeasterly line of said Lot 20, a distance of 2.01 feet to the POINT OF BEGINNING, (chord bearing and distance between said points being S. $56^{\circ} 24' 09''$ W. 2.01 feet), thence continue Southwesterly along the arc of said curve and along said Southeasterly line a distance of 40.01 feet to a point (chord bearing and distance between said points being S. $57^{\circ} 46' 41''$ W. 40.01 feet), thence N. $32^{\circ} 07' 40''$ W. 85.17 feet, more or less, to a point on the waters of a canal, thence N. $50^{\circ} 56' 18''$ E. along said waters a distance of 39.89 feet to a point that bears N. $32^{\circ} 23' 15''$ W. from the Point of Beginning, thence S. $32^{\circ} 23' 15''$ E. 89.93 feet, more or less, to the Point of Beginning.

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Freddie Hahling

FILED & RECORDED
CITRUS COUNTY, FLORIDA
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D.C.

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