

5.00 per page
40.50

WARRANTY DEED
FROM CORPORATION

This instrument prepared at:
CITRUS TITLE CO. by Richard Kaufman, President
Crystal River, Florida

This Warranty Deed Made and executed the 30th day of March A.D. 1985 by
COSTA & SON, INC.

a corporation existing under the laws of State of Florida, and having its principal place of
business at 1849 N. Prospect Avenue, Lecanto, Florida 32661
hereinafter called the grantor, to Arthur Luther and Edna Luther, his wife

whose postoffice address is 2140 W. Cindy Lane
Lecanto, Florida 32646

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 345 of TIMBERLANE ESTATES, REVISED,
according to the map or plat thereof
recorded in Plat Book 11, pages 32 and
33, public records of Citrus County,
Florida.

SUBJECT to Restrictions and Easements
of record.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
APR 16 '85
PB. 11123
40.50
178428

FILED & RECORDED
CITRUS COUNTY FLORIDA
GALT GORDON, CLERK
985 APR 16 PM 3 49
408927

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 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: Emma Costa
Emma Costa Secretary

COSTA & SON, INC.

Signed, sealed and delivered in the presence of:

By: John R. Costa
John R. Costa 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

John R. Costa and Emma Costa

well known to me to be the President and Secretary respectively of the corporation named in these presents
in the foregoing deed, and that they severally acknowledged executing the same in the presence of me, knowing themselves fully and voluntarily
under authority duly vested in them by said corporation and that the said officer charges the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid the 20th day of March, A. D. 1985.

Notary Public
Jerraine Schroeder
Notary Public

My commission expires: Apr 4, 1988

BOOK 667 PAGE 123

RECORDED 4/17/85

RETURN TO CITRUS TITLE CO. FILE # 54425-CL