

500 for
573057

This instrument prepared at:
CITRUS TITLE CO. - Richard Kaufman, President
Beverly Hills, Florida

WARRANTY DEED

This Warranty Deed Made the 1st day of May A. D. 19 85 by
Arthur P. Mann and Patsy M. Mann, his wife,

hereinafter called the grantor, to Charles E. Kern and Opal H. Kern, his wife,

whose postoffice address is 7 So. Jackson Street, Beverly Hills, Florida 32665
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, ceases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 7 in Block 18, of BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof recorded in Plat Book 4, pages 96, 97 and 98, public records of Citrus County, Florida.

SUBJECT to restrictions and easements of record.

TOGETHER with all furniture, fixtures and equipment as contained in contract dated April 8, 1985.

SUBJECT to the terms and conditions of that certain Purchase Money Mortgage from Arthur P. Mann and Patsy M. Mann, his wife, to Eleanor M. Barrett, dated March 31st, 1983, filed April 4, 1983, and recorded in Official Record, Book 614, page 594, public records of Citrus County, Florida, which the Grantees herein assume and agree to pay.

CITRUS COUNTY
1 7 9 4 4 1
STATE OF FLORIDA
DOCUMENTARY
DEPT. OF REVENUE
STAMP TAX
157.50
MAY-2-85

And the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:

Margaret J. Cassidy
Carol Dwyer

Arthur P. Mann
Patsy M. Mann

STATE OF FLORIDA
COUNTY OF CITRUS

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

Arthur P. Mann and Patsy M. Mann, 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 1st day of May, A. D. 19 85.

Carol Dwyer
Notary Public
My Commission Expires: 11/2/87

SPACE BELOW FOR RECORDERS USE
FILED & RECORDED
CITRUS COUNTY FLORIDA
WALT CONNORS, CLERK
4 1 0 6 2 9
85 MAY 2 PH 2 24
BOOK 668 PAGE 1143

RETURN TO CITRUS TITLE CO. FILE

CITRUS FILE # 54638-BA

JULY 1985