

CRYSTAL RIVER TITLE COMPANY, INC.

THIS WARRANTY DEED, Made this 14th day of February A. D. 1986
between MARIO PERONE AND JOAN E. PERONE, HIS WIFE

hereinafter

called the Grantor, and NICHOLAS THEODORE AND MILDRED THEODORE,
HIS WIFE

whose mailing address is: 580 EAST 54th Street
Brooklyn, New York 11203
hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Citrus and State of Florida, to wit:

LOT 59, PLEASANT GROVE ACRES, FIRST ADDITION according to the plat thereof as recorded in Plat Book 4, page 134, public records of Citrus County, Florida.

SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
WALT CONNORS, CLERK
FEB 24 AM 9 22
VERIFIED BY:
D.C.

439158

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1986 and subsequent. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) Linda M. Perone (Seal)
AS TO MARIO PERONE
(Wit.) Dee Carlin (Seal)
AS TO MARIO PERONE
(Wit.) Joan E. Perone (Seal)
AS TO JOAN E. PERONE
(Wit.) Dee Carlin (Seal)
AS TO JOAN E. PERONE

State of Florida
County of Citrus

I HEREBY CERTIFY, That on this 14th day of
FEBRUARY, A. D., 1986 before me, an
officer duly authorized in the State and County aforesaid to
take acknowledgements, personally appeared
MARIO PERONE AND JOAN E. PERONE,
HIS WIFE

to me known to be the person described in and who executed the foregoing conveyance and acknowledged before me that he executed the same.

WITNESS My signature and official seal in the County and State last aforesaid.

Dee Carlin
Notary Public

My Commission Expires May 22, 1988
Notary Public, State of Florida
Bonded by Western Surety Company

This Instrument was prepared by:

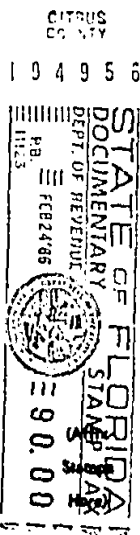
DAVID C. ROBERTS, of Crystal
River Title Company, Inc.
Post Office Box 1167
Inverness, Fla. 32651-1167
incident to the issuance of
a title insurance policy.

RETURN TO:
Crystal River Title Co., Inc.

File # 186-20586 RC/ck



(Affix Notary Seal) 692-1540



5.00 REC
90.00 SS
95.00

Judy Hudson 02/25/86