

WARRANTY DEED
FROM CORPORATION

9
100.00
131.00
CRYSTAL RIVER TITLE COMPANY, INC.

THIS WARRANTY DEED, Made and executed the 26th day of April A.D. 1986
by EDWARD J. GERRITS, INC.

444624

a corporation existing under the laws of FLORIDA and having its principal place
of business at P.O. Box 969, Inverness, FL 32651

FILED & RECORDED
TAMPA COUNTY, FLORIDA
WALTON GORDON, CLERK

hereinafter called the grantor, to DONALD R. DE VANE AND S. PATRICIA
DE VANE, HIS WIFE

'86 APR 15 AM 9 18

whose postoffice address is P.O. Box 713, Crystal River, Fl
32629

hereinafter called the grantee:

VERIFIED BY
D.C.

(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 the consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien,
revoke, release, convey and confirm unto the grantee, all that certain land situate in CITRUS
County, Florida viz;

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO RESTRICTIONS AND RESERVATIONS OF RECORD.

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING
YOU SHOULD CONTACT LOCAL BUILDING AND
ZONING OFFICIALS AND OBTAIN THE LATEST
FLOOD HAZARD WARNING FLOOD ELEVATIONS
AND FLOOD ZONING DEVELOPMENT BEFORE
MAKING PLANS FOR THE USE OF THIS PROPERTY.

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 grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it
has good right and lawful authority to sell and convey said land; that it 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 accruing subsequent to December 31, 1985

CITRUS
COUNTY

197995

STATE OF FLORIDA
DOCUMENTARY
DEPT. OF REVENUE
P.O. BOX 12250
TAMPA, FLORIDA 33611

(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: Laura O. Gerrits
Secretary

EDWARD J. GERRITS, INC.

Signed, sealed and delivered in the presence of:
Robert J. [Signature]
George B. [Signature]

By [Signature]
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
well known to me to be the V.P. President and Secretary
respectively of the corporation named as grantor in the foregoing deed,
and that they severally acknowledged executing the same in the pres-
ence of two subscribing witnesses freely and voluntarily under author-
ity duly vested in them by said corporation and that the seal affixed
thereto is the true corporate seal of said corporation.

This instrument was prepared by:

JACK GEISINGER, of Crystal
River Title Company, Inc.
Post Office Box 1437
Crystal River, Fla. 32629
incident to the issuance of
a title insurance policy.

RETURN TO:
Crystal River Title Co., Inc.

File # 86-21209

WITNESS my hand and official seal in the County and State last
aforesaid this 9th day of APRIL, A.D. 1986.

My commission expires
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXPIRES FEB 25 1987
[Signature]
Notary Public

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(Affix Notary Seal above)

EXHIBIT "A"

Lot 126

Commence at the SW corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 33, Township 17 South, Range 17 East, thence N 0°29'20" W along the West line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 37.50 feet to a point on the North right-of-way line of a 75 foot wide road, thence N 88°29'07" E along said North right-of-way line, parallel to the South line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 540.19 feet to a point on the East right-of-way line of a 50 foot wide road, thence North along said East right-of-way line a distance of 689.99 feet to the Point of Beginning, thence continue North along said East right-of-way line a distance of 690 feet to a point on the South right-of-way line of a 50 foot wide road, thence East along said South right-of-way line a distance of 316.61 feet, thence South 685.81 feet, thence S 89° 14'29" W 316.64 feet to the Point of Beginning.

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JENNIFER VICKERS 4-16-86