

WARRANTY DEED

This Warranty Deed Made the 16 day of June A. D. 1986 by

James J. Schmieder, hereinafter called the grantor, to Kenneth J. Scheriff and Stephanie Scheriff, his wife,

whose postoffice address is 290 W 8th Street, Deer Park, New York 11729 hereinafter called the grantees:

(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, releases, conveys and confirms unto the grantees, all that certain land situate in Citrus County, Florida, viz:

Lot 16, Block B-64, CYPRESS VILLAGE, Sugarmill Woods, according to the map or plat thereof as recorded in Plat Book 9, pages 86 thru 150, Plat Book 10, pages 1 thru 150 and Plat Book 11, pages 1 thru 16, public records of Citrus County, Florida.

Grantor hereby certifies that the above described lands do not constitute his homestead, nor are said lands contiguous to lands upon which Grantor claims or maintains his homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that 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 accruing subsequent to December 31, 1985 and restrictions and easements of record.

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:

1. [Signature]
2. [Signature]
2 witnesses please

James J. Schmieder

STATE OF NEW JERSEY
COUNTY OF OCEAN

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

James J. Schmieder,

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

WITNESS my hand and official seal in the County and State last aforesaid this June 16, 1986

[Notary Seal and Signature of Raymond B. Newall]
RAYMOND B. NEWALL
Notary Public
My Commission Expires: July 17, 1989

This instrument prepared by: William J. "Bill" Hudson, President of Citrus County, Inc. P.O. Box 2040 - Homosassa Springs, FL 33647 In Connection With The Issuance of a Title Insurance Policy.

RECORDED
CITRUS COUNTY FLORIDA
JUN 12 1986

BOOK 706 PAGE 1592

CITRUS COUNTY
004878
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
\$42.00

5-00
450

LAND TITLE FILE NO. 17-2178

49-51-1