

Warranty Deed

Dated this 18th day of December, 1986, BETWEEN
CITRUS HILLS INVESTMENT PROPERTIES, a general partnership whose post office address
is: 2450 N. Citrus Hills Blvd. Hernando, FL 32642

party of the first part, and Donald M. Stuart, Jr. and Esther L. Stuart
party of the second part,

whose post office address is: 70 Pine Ridge Drive
Bridgewater, MA 02324.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and
no/100 (\$10.00) Dollars, to them in hand paid by said party of the second part,
the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the
second part,their..... heirs and assigns forever, the following described land, situate, and being in
the County of Citrus, State of Florida, to-wit:

Lot 12, in Block 44 of CITRUS HILLS FIRST ADDITION
as recorded in Plat Book 9, Pages 73 - 83 inclusive of the
Public Records of Citrus County, Florida.

Subject to restrictions of record recorded in Official Records Book 593, at
Page 2107, of the Public Records of Citrus County, Florida, and the easements
and assessments described therein, and taxes for the year 19 86 and
subsequent years. Also subject to all subsequent amendments to
restrictions.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal
the day and year first above written.

Signed, sealed and delivered in
the presence of:

Robert S. Coates
Pauline L. Chance
Robert S. Coates
Earline L. Chance

CITRUS HILLS INVESTMENT PROPERTIES

By: John Pastor Atty in Fact
By: Scott Stephens Atty in Fact

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 acknowledgements, personally appeared JOHN PASTOR
and SCOTT STEPHENS, Attorneys in Fact for SAMUEL A. TAMPOSI and GERALD Q. NASH
General Partners of Citrus Hills Investment Properties, a general partnership, 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

18th day of December, 1986

Brenda C. Nason
Notary Public

BOOK 727 PAGE 1255

My Commission Expires:

May 23, 1987