

WARRANTY DEED FROM CORPORATION

CRYSTAL RIVER TITLE COMPANY, INC.

THIS WARRANTY DEED, Made and executed the 26 day of Jan. A.D. 19 87 by Arthur D. Ray, Inc.

479634

a corporation existing under the laws of Florida and having its principal place of business at hereinafter called the grantor, to Paul B. McGuire, Jr.

whose postoffice address is 3460 Dryer Avenue, Largo, Florida 33540

187 JAN 28 AM 9 04

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)

REVIEWED BY: J. Vickers D.C.

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, remise, 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 and made a part hereof.

Subject to reservation of record.

"THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENTAL AGENCY RESPONSIBLE FOR, THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED."

CITRUS COUNTY

016483

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, 1986.

STATE OF FLORIDA DOCUMENTARY STAMP DEPT. OF REVENUE 30.001

(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: Secretary

Signed, sealed and delivered in the presence of: Ellen Appelder, Mary L. Wallie

By Arthur D. Ray, 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 Arthur D. Ray well known to me to be the President and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority 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.

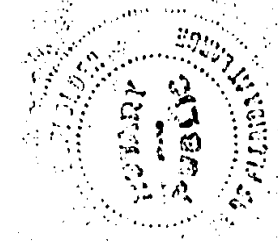
File # 87-24313

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of Jan, A.D. 19 87.

My commission expires NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXP. AUG. 5, 1989 BONDED THRU GENERAL INS. UND.

Ellen Appelder Notary Public

BOOK 727 PAGE 0886



(Affix Notary Seal above)

Jennifer Vickers 01-29-87

EXHIBIT "A"

LOT 2:

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 17 South, Range 18 East, EXCEPT the South 25 feet thereof for road right-of-way, together with non-exclusive easement for ingress and egress over the following described lands:

The South 25 feet of the West 50 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The North 25 feet of the West 50 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The North 25 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The South 25 feet of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The South 25 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The North 25 feet and the West 25 feet of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The South 25 feet of the East 25 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The East 25 feet and the South 25 feet of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The North 25 feet and the East 25 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The North 25 feet of the East 25 feet of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The West 25 feet and the South 25 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The North 25 feet of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The South 25 feet of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$; The South 25 feet of the West 50 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; The North 25 feet of the West 50 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$; all in Section 31, Township 17 South, Range 18 East.

Jenniger, Vickers 01-29-87