

This instrument prepared at:  
CITRUS TITLE CO. Richard Kaufman, President  
Inverness, Florida

WARRANTY DEED  
FROM CORPORATION

**This Warranty Deed** Made and executed the 4 day of June A.D. 19 87 by  
B.G. RUSAW, INC.

a corporation existing under the laws of the State of Florida, and having its principal place of  
business at Post Office Box 776, Crystal River, Florida 32629  
hereinafter called the grantor, to Daniel Spool and Muriel Spool, his wife,  
85-34 148th Street  
whose postoffice address is Jamaica, New York 11435

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)

**Witnesseth:** That the grantor, for and in 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:

Lot 37 in Block 194, of BEVERLY HILLS, UNIT NO. 8, PHASE  
NO. 2, according to the map or plat thereof recorded in Plat  
Book 13, pages 33 to 38 inclusive, public records of Citrus  
County, Florida.

SUBJECT TO restrictions and easements of record.

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
JUN 29 1987  
493.00

520

60051-BH

RETURN TO CITRUS TITLE CO. FILE

ML3-jw

And 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 for the year 1987  
and subsequent

(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

B.G. RUSAW, INC.

Signed, sealed and delivered in the presence of:

*Barbara J. Ruland*  
*Ch. Marie Spool*

By: *Ernest G. Rusaw* 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 Ernest G. Rusaw

well known to me to be the President of the corporation named as grantor  
in the foregoing deed, and that they personally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily  
under authority duly vested in said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of June, A. D. 19 87

*Barbara J. Ruland*  
Notary Public  
My Commission Expires:  
Notary Public, State of Florida, Exp. 24, 1990

BOOK 744 PAGE 1895

RECORDED  
CITRUS COUNTY, FLORIDA  
JUN 29 PM 3 00  
500032

RENTAL RECORDS 06-30-87