

108/2
121-23
CONSIDERATION: 22000
FILE NO: 3706

This Instrument prepared by:
RETURN TO:

CYNTHIA SIMPSON
HOLIDAY BRANCH
2435 U.S. HWY 19, STE 2
HOLIDAY, FL 34691

Allied Title Insurance Company

WARRANTY DEED
INDIVID TO INDIVID

This Warranty Deed Made the 22nd day of July
ANTHONY SARAVANOS and MARY ANN SARAVANOS, HIS WIFE

A D 19 87 by

hereinafter called the grantor to

FRANK N. FYOCK and SHERRILYN C. FYOCK, HUSBAND AND WIFE

whose postoffice address is 14437 County Line Road, Spring Hill, FL 34609

hereinafter called the grantee

Whereas said grantor, the grantee 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 \$ 22000 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in CITRUS County, Florida, viz

SEE ATTACHED LEGAL DESCRIPTION MADE A PART THEREOF

Subject to that certain mortgage from ANTHONY SARAVANOS and MARY ANN SARAVANOS, HIS WIFE to SUNBANK OF TAMPA BAY, FORMERLY KNOWN AS FLAGSHIP BANK OF TAMPA FORMERLY MARINE BANK AND TRUST COMPANY OF TAMPA AS TRUSTEE and assigned to JAMES T. LEGRONE AND JOY H. LEGRONE, HUSBAND AND WIFE recorded in O.R. Book 635, Page 1590, February 27, 1987; assignment recorded January 9, 1987 in O.R. Book 725, Page 983, all of the Public Records of Citrus County, Florida.

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

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

And the grantor hereby covenants with said grantee 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, 1980; also subject to easements, restrictions and reservations 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:

Anthony Saravanos
Mary Ann Saravanos

Anthony Saravanos
ANTHONY SARAVANOS
Mary Ann Saravanos
MARY ANN SARAVANOS

STATE OF FLORIDA
COUNTY OF PASCO

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

ANTHONY SARAVANOS and MARY ANN SARAVANOS, HIS WIFE

to me known to be the person 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 22nd day of

July, A. D. 19 87

Anthony Saravanos

BOOK 748 PAGE 1167

LOT 8: Commence at the intersection of the North line of the Northeast 1/4 of Section 25, Township 17 South, Range 16 East, and the West right-of-way line of Basswood Avenue, said point being 25 feet from, measured at a right angle to the centerline of said Basswood Avenue, thence South 0 deg 56'36" East along said West right-of-way line a distance 605.75 feet to the Point of Beginning, thence continue South 0 deg 56'36" East along said right-of-way line a distance of 102.50 feet, thence North 89 deg 59'33" West parallel to said North line a distance of 185.24 feet to a point on the East right-of-way line of U.S. Highway No. 19, said point being 70 feet from, measured radially to, the centerline of said U.S. Highway No. 19, said Point also being on a curve, concaved Southwesterly, having a central angle of 3 deg 05'55" and a radius of 17,258.80 feet, thence Northwesterly along the arc of said curve and along said East right-of-way line a distance of 117.14 feet to a point (chord bearing and distance between said points being North 28 deg 57'44" West 117.14 feet), thence South 89 deg 59'33" East parallel to said North line a distance of 240.27 feet to the Point of Beginning.

8-4-87

Jennifer Vickers