

609/31900/

CONSIDERATION: \$58,000.00
FILE NO: 8-IN-230

This Instrument prepared by: ☒ ALL AREA TITLE COMPANY
3350 E. Gulf to Lake Hwy., Suite #2
Inverness, Florida 32650

WARRANTY DEED
INDIVID. TO INDIVID.

This Warranty Deed Made the 16th day of February A. D. 1988 by LORNA JEAN MEYER and MARGARET H. CUMMINS, as joint tenants with full rights of survivorship

hereinafter called the grantor, to

NELLIE S. COLISTER

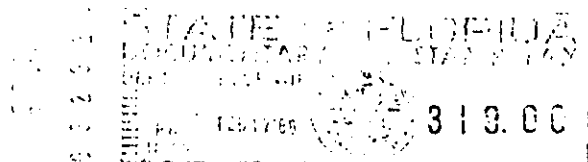
whose postoffice address is 406 E. Circlewood, Highland Woods, Inverness, FL 32652
hereinafter called the grantee:

(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, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in CITRUS County, Florida, viz.

Lot 4, HIGHLANDS WOODS, according to the plat thereof, recorded in Plat Book 12, Pages 94 and 95, public records of Citrus County, Florida.

...AND TOGETHER WITH those items of personal property more particularly described in that certain unrecorded Contract for Sale of Real Estate between the parties herein, dated February 2nd, 1988.



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 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, 19 87 and all valid restrictions, reservations 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:

Witness

Witness

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 acknowledgments, personally appeared Lorna Jean Meyer and Margaret H. Cummins, as joint tenants with full rights of survivorship

to me known to be the persons described in and who executed the foregoing instrument and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of February, A. D. 19 88

NOTARY PUBLIC

My Commission Expires: February 2, 1991

Lorna Jean Meyer
MARGARET H. CUMMINS

SPACE BELOW FOR RECORDERS USE

88 FEB 17 AM 10 41

BOOK 769 PAGE 2081

Jennifer Vickers 2-18-88