

CRYSTAL RIVER TITLE COMPANY, INC.

THIS WARRANTY DEED, Made this 7th day of June A. D. 1988

between

LEN BERGER

hereinafter

called the Grantor, and

LARRY GRANT

whose mailing address is:

4404 E. ARLINGTON ST.
INVERNESS, FL 33630

hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Citrus and State of Florida, to wit:

Lots 28 & 29, Block 248, INVERNESS HIGHLANDS
SOUTH, according to the plat thereof recorded
in Plat Book 3, pages 51 through 66, inclusive,
public records of Citrus County, Florida.

GRANTOR warrants and certifies that the herein described land does not constitute the homestead of the Grantor as defined by the constitution of the State of Florida.

SUBJECT TO easements, covenants and restrictions on record.

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 said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1988 and subsequent years. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) Larry R. Grant Len Berger (Seal)
LEN BERGER

(Wit.) _____ (Seal)

(Wit.) Len M. Levato (Seal)

(Wit.) _____ (Seal)

State of Florida

County of Citrus

I HEREBY CERTIFY, That on this 7th day of

June, A. D., 1988 before me, an officer duly authorized in the State and County aforesaid to

take acknowledgements, personally appeared _____

LEN BERGER

to me known to be the person described in and who executed the foregoing conveyance and acknowledged before me that he executed the same.

WITNESS My signature and official seal in the County and State last aforesaid.

Len M. Levato
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 24, 1989
BONDED THRU GENERAL INS. UND.

This Instrument was prepared by:

DAVID C. ROBERTS, of Crystal
River Title Company, Inc.
Post Office Box 1167
Inverness, Fla. 32651-1167
incident to the issuance of
a title insurance policy.

RETURN TO:
Crystal River Title Co., Inc.

File # I88-30141 LML/jis

BOOK 782 PAGE 023

(Affix Notary Seal above)

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