

33-12
22,000.00

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jesse E. Graham, Esq.
GRAHAM, CLARK, POHL & JONES
369 No. New York Ave.
Winter Park, Florida 32789

990.00

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY L. STELLER, CLERK
89 FEB 24 PM 1 24
D.C.

572639

Grantee S.S./Tax I.D. No. _____
Name _____
Grantee S.S./Tax I.D. No. _____
Name _____

Property Appraiser's Parcel
Identification No. _____

--- (Space above this line for recording data.) ---

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 23rd day of February 1989, Between

BEVERLY HILLS DEVELOPMENT CORPORATION, a Florida corporation,

of the County of CITRUS, State of Florida, grantor*, and

CRYSTAL RIVER HOLDING CORPORATION, a Florida corporation,
c/o Scott D. Clark, Esq.

whose post office address is P.O. Drawer 1690, Winter Park, Florida 32790

of the County of Orange, State of Florida, grantee*.

Witnesseth that grantor, for and in consideration of the sum of Ten and No/100ths (\$10.00) DOLLARS, and other good and valuable considerations to grantor in hand paid by grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: SEE EXHIBIT "B" ATTACHED HERETO

and grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Delany A. Rose

BEVERLY HILLS DEVELOPMENT CORPORATION

BY: Ronald J. Collins (Seal)
RONALD J. COLLINS, President

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared RONALD J. COLLINS, as President of BEVERLY HILLS DEVELOPMENT CORPORATION, the corporation named as grantor in the foregoing deed and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 23rd day of February, 1989.

My Commission Expires:

Delany A. Rose
NOTARY PUBLIC

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DEC. 1, 1992
BONDED THROUGH ASHTON AGENCY, INC

BOOK 807 PAGE 0907

EXHIBIT "A"

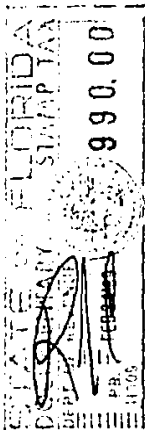
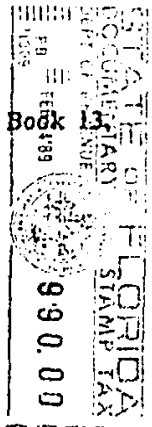
Lots 53 and 112 in Block 178,
Lot 5 in Block 186,
Lot 21, Block 192

Lots 2, 3, 5, 11, 12, 15, 18, 21, 23 and 24 in Block 193,
Lots 15, 16, 17, 18, 27, 38, 40, 41, 44 46 and 47 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;

AND

Lots 1, 4, 5 and 6 in Block 195,
Lots 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 in Block 196,
Lots 2, 5, 7, 8, 9, 11 and 12 in Block 197,
of OAKWOOD VILLAGE, according to the map or plat thereof recorded in Plat Book 13
Page 96, Public Records of Citrus County, Florida;

051712



AND

Lots 34, 35, 36 of OAKWOOD VILLAGE, which lie between N. Harrison Street and N. Tyler Street, and Southwesterly of Star Jasmine Place, according to the map or plat thereof recorded in Plat Book 13, page 96, public records of Citrus County, Florida, said lots were intended to be a continuation of Block 19, of BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof recorded in Plat Book 4, pages 96, 97 and 98, of said records; AND,

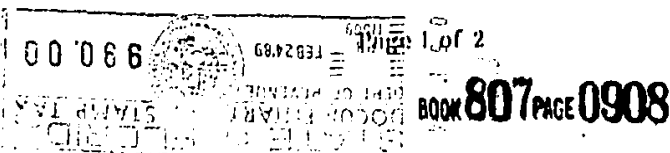
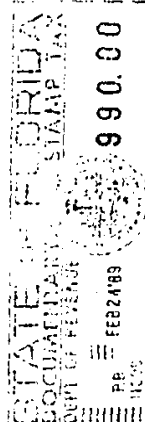
Lots 34, 35 and 36, of OAKWOOD VILLAGE, which lie between N. Tyler Street and N. Fillmore Street and Southwesterly of Star Jasmine Place, according to the map or plat thereof recorded in Plat Book 13, page 96, public records of Citrus County, Florida, said lots were intended to be a continuation of Block 21, of BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof recorded in Plat Book 4, pages 96, 97 and 98, of said records; AND,

Lots 33, 35 and 36, of OAKWOOD VILLAGE, which lie between N. Fillmore Street and N. Lincoln Street, and Southwesterly of Star Jasmine Place, according to the map or plat thereof recorded in Plat Book 13, page 96, public records of Citrus County, Florida, said lots were intended to be a continuation of Block 23, of BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof recorded in Plat book 4, pages 96, 97 and 98, of said records; AND,

Lot 35, of OAKWOOD VILLAGE, which lies between N. Lincoln Street and N. Lee Street, and Southwesterly of Star Jasmine Place, according to the map or plat thereof recorded in Plat Book 13, page 96, public records of Citrus County, Florida, said lot was intended to be a continuation of Block 25, of BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof recorded in Plat Book 4, pages 96, 97 and 98, of said records; AND,

Lots 33, 34, 35 and 36, of OAKWOOD VILLAGE, which lie between N. Lee Street and N. Davis Street, and Southwesterly of Star Jasmine Place, according to the map or plat thereof recorded in Plat Book 13, page 96, public records of Citrus County, Florida, said lots were intended to be a continuation of Block 27, of BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof recorded in Plat Book 4, pages 96, 97 and 98, of said records; AND,

Lots 33, 34, 35 and 36, of OAKWOOD VILLAGE, which lie between N. Davis Street and N. DeSoto Street, and Southwesterly of Star Jasmine Place, according to the map or plat thereof recorded in Plat Book 13, page 96, public records of Citrus County, Florida, said lots were intended to be a continuation of Block 29, of BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof recorded in Plat Book 4, pages 96, 97 and 98, of said records; AND,



Lots 33, 34, 35 and 36, of OAKWOOD VILLAGE, which lie between N. DeSoto Street and N. Columbus Street, and Southwesterly of Star Jasmine Place, according to the map or plat thereof recorded in Plat Book 13, page 96, public records of Citrus County, Florida, said lots were intended to be a continuation of Block 31, of BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof recorded in Plat Book 4, pages 96, 97 and 98, of said records; AND,

Lots 33, 34 and 35, of OAKWOOD VILLAGE, which lie Southerly and Westerly of West Star Jasmine Place and Easterly of N. Columbus Street, according to the map or plat thereof recorded in Plat Book 13, page 96, public records of Citrus County, Florida, said lots were intended to be a continuation of Block 33, of BEVERLY HILLS, UNIT NUMBER TWO, according to the map or plat thereof recorded in Plat Book 4, pages 96, 97 and 98, of said records;

AND,

Lots 1 to 17 inclusive in Block 198,
Lots 1 to 14 inclusive in Block 199,
Lots 1 to 24 inclusive in Block 200,
Lots 1 to 60 inclusive in Block 201,
Lots 1 to 20 inclusive in Block 202,
Lots 1 to 27 inclusive in Block 203,
Lots 1 to 21 inclusive in Block 204, and
Lots 7 to 32 inclusive in Block 205,
of OAKWOOD VILLAGE OF BEVERLY HILLS PHASE ONE, according to the map or plat thereof recorded in Plat Book 14, pages 10 to 14 inclusive, public records of Citrus County, Florida;

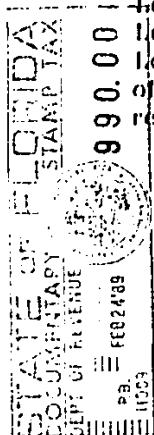
AND,

Lots 1 to 22 inclusive in Block 206,
Lots 1 to 14 inclusive in Block 207,
Lots 1 to 17 inclusive in Block 208,
Lots 1 to 19 inclusive in Block 209,
Lots 1 to 15 inclusive in Block 210,
Lots 1 to 12 inclusive in Block 211,
Lots 1 to 9 inclusive in Block 212,
Lots 1 to 7 inclusive in Block 213,
Lots 1 to 14 inclusive in Block 214, and
Lots 1 to 27 inclusive in Block 215,

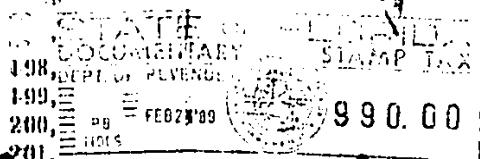
of OAKWOOD VILLAGE OF BEVERLY HILLS, PHASE 2, according to the map or plat thereof recorded in Plat Book 14, pages 15 to 18 inclusive, public records of Citrus County, Florida.



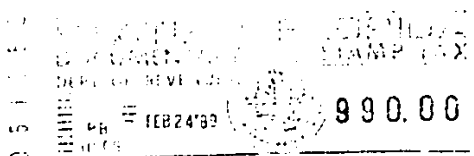
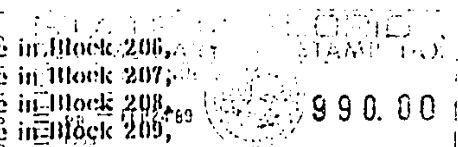
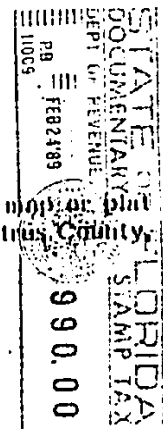
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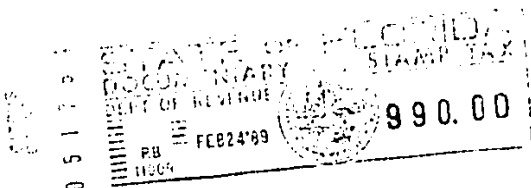
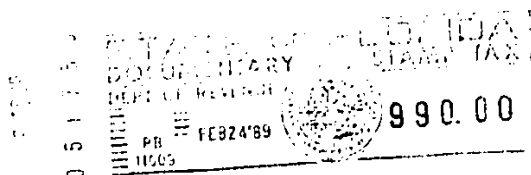
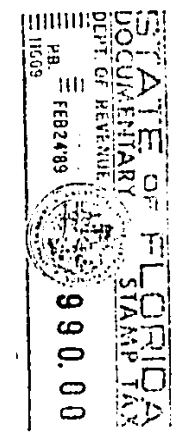
0 5 1 7 4 8



0 5 1 7 4 7



0 5 1 7 4 8



"HILLSIDE" LEGAL DESCRIPTION

990.00

A parcel of land lying in Sections 13 and 14, TOWNSHIP 18 SOUTH, RANGE 18 EAST, Citrus County, Florida, being more particularly described as follows:

Commence at the most Easterly Corner of LAKESIDE VILLAGE 1, according to the map or plat thereof recorded in Plat Book 13, pages 3 and 4, public records of Citrus County, Florida, for the POINT OF BEGINNING, thence along the West right-of-way line of Forest Ridge Boulevard (a 100 foot right-of-way), the following three courses:

1) Run along a curve concave Westerly having a radius of 750.00 feet and a central angle of $13^{\circ} 21' 02''$, thence on the arc of said curve a distance of 174.76 feet, said arc subtended by a chord which bears S. $06^{\circ} 40' 40''$ E. a distance of 174.36 feet to the curves end;

2) thence S. $00^{\circ} 00' 00''$ E. a distance of 572.23 feet to the beginning of a curve concave Westerly having a radius of 750.00 feet and a central angle of $32^{\circ} 20' 57''$;

3) thence on the arc of said curve a distance of 423.45 feet, said arc subtended by a chord which bears S. $16^{\circ} 10' 29''$ W. a distance of 417.85 feet to the curves end, thence departing said right-of-way line N. $55^{\circ} 00' 00''$ W. a distance of 238.20 feet, thence S. $35^{\circ} 00' 00''$ W. a distance of 541.22 feet, thence N. $55^{\circ} 00' 00''$ W. a distance of 161.00 feet, thence N. $88^{\circ} 06' 18''$ W. a distance of 241.58 feet, thence S. $11^{\circ} 28' 51''$ W. a distance of 400.00 feet to the North right-of-way of West Roosevelt Boulevard (a 100 foot right-of-way), as shown on the plat of BEVERLY HILLS, UNIT NO. 7, according to the map or plat thereof recorded in Plat Book 12, pages 101 to 105 inclusive, public records of Citrus County, Florida, thence along said North right-of-way line the following five (5) courses:

1) thence N. $78^{\circ} 31' 08''$ W. a distance of 239.61 feet, to the beginning of a curve concave Southerly having a radius of 850.00 feet and a central angle of $28^{\circ} 44' 26''$;

2) thence on the arc of said curve a distance of 426.38 feet, said arc subtended by a chord which bears S. $87^{\circ} 06' 39''$ W. a distance of 421.92 feet to the curves end;

3) thence S. $72^{\circ} 44' 27''$ W. a distance of 576.00 feet to the beginning of a curve concave Northerly having a radius of 964.15 feet and a central angle of $56^{\circ} 14' 48''$;

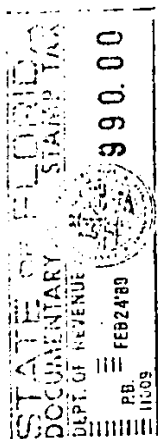
4) thence on the arc of said curve a distance of 946.50 feet, said arc subtended by a chord which bears N. $79^{\circ} 08' 09''$ W. a distance of 908.94 feet to the curves end;

5) thence N. $51^{\circ} 00' 45''$ W. a distance of 907.85 feet to a point on the East boundary of BEVERLY HILLS, UNIT NUMBER FIVE, according to the map or plat thereof recorded in Plat Book 9, pages 2 to 5 inclusive, public records of Citrus County, Florida, thence N. $39^{\circ} 05' 53''$ E. along said East boundary, a distance of 1490.00 feet to a point on the Southwesterly boundary of THE GLEN, according to the map or plat thereof recorded in Plat Book 13, pages 46, 47 and 48, public records of Citrus County, Florida, thence S. $51^{\circ} 02' 34''$ E. along the Southwesterly boundary and its projection, a distance of 525.09 feet, thence S. $37^{\circ} 08' 37''$ W. a distance of 1035.01 feet to the most Westerly Boundary Corner of an existing Wastewater Treatment Plant, thence along said boundary line the following four (4) courses:

1) thence S. $58^{\circ} 17' 29''$ E. a distance of 304.31 feet;

2) thence N. $86^{\circ} 08' 09''$ E. a distance of 670.08 feet;

3) thence N. $33^{\circ} 54' 57''$ E. a distance of 370.56 feet;



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4) thence N. 02° 12' 25" W. a distance of 493.49 feet, thence departing said boundary line S. 51° 02' 34" E. a distance of 231.00 feet, thence N. 35° 10' 54" E. a distance of 625.62 feet, thence N. 17° 08' 58" W. a distance of 387.72 feet to a point on the Westerly boundary of LAKESIDE VILLAGE 3, according to the map or plat thereof recorded in Plat Book 13, pages 17 and 18, public records of Citrus County, Florida, thence along the boundaries of said LAKESIDE VILLAGE 3, LAKESIDE VILLAGE 1, and LAKESIDE VILLAGE 2, according to the map or plat thereof recorded in Plat Book 13, pages 11 and 12, public records of Citrus County, Florida, the following ten (10) courses:

- 1) thence S. 88° 19' 08" E. a distance of 93.63 feet to the beginning of a curve concave Easterly having a radius of 180.00 feet and a central angle of 09° 54' 08";
- 2) thence on the arc of said curve a distance of 31.11 feet, said arc subtended by a chord which bears S. 12° 11' 53" E. a distance of 31.07 feet to the curves end;
- 3) thence S. 17° 08' 58" E. a distance of 260.20 feet;
- 4) thence N. 72° 51' 02" E. a distance of 425.99 feet, to the beginning of a curve concave Southerly having a radius of 335.00 feet and a central angle of 55° 19' 49";
- 5) thence on the arc of said curve a distance of 323.51 feet, said arc subtended by a chord which bears S. 79° 29' 04" E. a distance of 311.08 feet to the curves end;
- 6) thence S. 51° 49' 10" E. a distance of 159.47 feet to the beginning of a curve concave Northerly having a radius of 215.00 feet and a central angle of 43° 15' 23";
- 7) thence on the arc of said curve a distance of 162.32 feet, said arc subtended by a chord which bears S. 73° 26' 53" E. a distance of 158.49 feet to the curves end;
- 8) thence N. 84° 55' 24" E. a distance of 97.37 feet to the beginning of a curve concave Northerly having a radius of 1015.00 feet and a central angle of 09° 25' 25";
- 9) thence on the arc of said curve a distance of 166.94 feet, said arc subtended by a chord which bears N. 80° 12' 42" E. a distance of 166.75 feet to the curves end;
- 10) thence N. 75° 30' 00" E. a distance of 172.32 feet to the Point of Beginning.

LESS AND EXCEPT Lift Station No. 7 as described in Official Record, Book 677, page 880, public records of Citrus County, Florida,

AND, LESS AND EXCEPT the most Westerly Drainage Retention Area that lies Northerly of West Roosevelt Boulevard as shown on the plat of BEVERLY HILLS, UNIT NO. 7, according to the map or plat thereof recorded in Plat Book 12, pages 101 to 105 inclusive, public records of Citrus County, Florida,

AND, LESS AND EXCEPT the most Easterly Drainage Retention Area that lies Northerly of West Roosevelt Boulevard as shown on the plat of BEVERLY HILLS, UNIT NO. 7, according to the map or plat thereof recorded in Plat Book 12, pages 101 to 105 inclusive, public records of Citrus County, Florida;

SUBJECT TO a 50.00 foot wide road easement being more particularly described as follows:

Begin at the most Easterly Corner of Lot 37 in Block 63, of BEVERLY HILLS, UNIT NUMBER FIVE, according to the map or plat thereof recorded in Plat Book 9, pages 2 to 5 inclusive, public records of Citrus County, Florida, thence N. 39° 05' 53" E. along the East boundary of said BEVERLY HILLS, UNIT NUMBER FIVE, a distance of 50.00 feet to a point on the Southwesterly boundary of THE GLEN, according to the map or plat thereof recorded in Plat Book 13, pages 46, 47 and 48, public records of Citrus County, Florida, thence S. 51° 02' 34" E. along the Southwesterly boundary and its projection a distance of 525.09 feet, thence S. 37° 08' 37" W. 50.02 feet, thence N. 51° 02' 34" W. 526.80 feet to the Point of Beginning.

AND,

(NOT INCLUDED)

Begin at the NE Corner of BEVERLY HILLS, UNIT NO. 7, according to the map or plat thereof recorded in Plat Book 12, pages 101 to 105 inclusive, public records of Citrus County, Florida, said point being on the Northerly right-of-way line of West Roosevelt Boulevard as shown on said plat, thence S. 78° 31' 08" E. along said right-of-way line as shown on the plat of BEVERLY HILLS, UNIT NO. 8, PHASE NO. 1, a distance of 256.38 feet to the P.C. of a curve concaved Southwesterly having a central angle of 09° 05' 44" and a radius of 850.00 feet, thence Southeasterly along the arc of said curve a distance of 134.94 feet to the P.T. of said curve, (chord bearing and distance between said points being S. 73° 58' 16" E. 134.79 feet), said P.T. being the P.C. of a curve concaved Northwesterly, having a central angle of 83° 39' 32" and a radius of 30.00 feet, thence Northwesterly along the arc of said curve a distance of 43.80 feet to the P.T. of said curve, (chord bearing and distance between said points being N. 68° 44' 50" E. 40.041 feet), said P.T. being on the Northwesterly right-of-way line

R/C

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(NOT INCLUDED)
~~of Forest Ridge Boulevard as shown on said plat of BEVERLY HILLS, UNIT NO. 8, PHASE NO. 1, said point also being on the arc of a curve concaved Southeasterly having a central angle of 08° 04' 56" and a radius of 1550.00 feet, thence Northeasterly along the arc of said curve and along said right-of-way line a distance of 218.65 feet to the P.T. of said curve, (chord bearing and distance between said points being N. 30° 57' 32" E. 218.46 feet), Thence N. 35° 00' 00" E. 576.00 feet to the P.C. of a curve concaved Northwesterly, having a central angle of 02° 39' 03" and a radius of 750.00 feet, thence Northeasterly along the arc of said curve a distance of 34.70 feet to a point, (chord bearing and distance between said points being N. 33° 40' 29" E. 34.70 feet), thence leaving said right-of-way line the following courses and distances: N. 55° 00' 00" W. 238.20 feet, S. 35° 00' 00" W. 541.22 feet, N. 55° 00' 00" W. 161.00 feet, N. 88° 06' 18" W. 241.58 feet, S. 11° 28' 51" W. 400.00 feet to a point on the aforementioned right-of-way of West Roosevelt Boulevard, thence S. 78° 34' 00" E. along said right-of-way line a distance of 80.01 feet to the Point of Beginning.~~

LESS AND EXCEPT THE FOLLOWING-DESCRIBED REAL PROPERTY:

R/C

BEGIN AT THE MOST EASTERLY CORNER OF BEVERLY HILLS, UNIT NO. 5, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 2-5 INCL., PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. THENCE S 51°02'34" E ALONG A SOUTHEASTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID BEVERLY HILLS, UNIT NO. 5, A DISTANCE OF 525.09 FEET, THENCE S 37°08'37" W A DISTANCE OF 1035.01 FEET, THENCE S 58°17'29" E A DISTANCE OF 304.31 FEET, THENCE N 86°08'09" E A DISTANCE OF 670.08 FEET, THENCE N 33°54'57" E A DISTANCE OF 370.56 FEET, THENCE N 02°12'25" W A DISTANCE OF 493.49 FEET, THENCE S 51°02'34" E A DISTANCE OF 231.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 677, PAGE 880, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 700.00 FEET, THENCE S 86°56'53" W ALONG THE SOUTHERLY LINE OF SAID LANDS A DISTANCE OF 1374.32 FEET TO A POINT ON A SOUTHEASTERLY PROJECTION OF THE SOUTH WESTERLY LINE OF LOT 7 IN BLOCK 63, OF SAID BEVERLY HILLS, UNIT NO. 5, THENCE N 50°54'07" W ALONG SAID SOUTHEASTERLY PROJECTION A DISTANCE OF 646.87 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 7, THENCE N 39°05'53" E ALONG THE SOUTHEASTERLY LINE OF SAID BEVERLY HILLS UNIT NO. 5, A DISTANCE OF 1262.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 21.96 ACRES MORE OR LESS.

R/C

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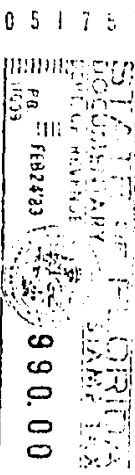
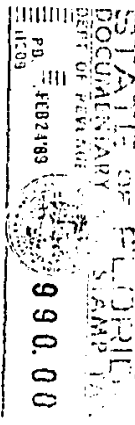


EXHIBIT "B" TO WARRANTY DEED BETWEEN
BEVERLY HILLS DEVELOPMENT CORPORATION AND
CRYSTAL RIVER HOLDING CORPORATION

1. Mortgage from Beverly Hills Development Corporation, a Florida corporation, to First Federal Savings and Loan Association of Citrus County, dated October 1, 1984, filed October 25, 1984 and recorded in Official Records Book 653, Page 2162, Public Records of Citrus County, Florida; said Mortgage re-recorded under filing date of December 4, 1984 in Official Records Book 657, Page 307, of said records, Supplemental Agreement to Note and Mortgage dated February 17, 1987, filed February 20, 1987, and recorded in Official Record Book 730, Page 372, Public Records of Citrus County, Florida; said Supplemental Agreement re-recorded under filing date of February 26, 1987 in Official Records Book 730, Page 1815, of said records; and Second Supplemental Agreement to Note and Mortgage dated December 30, 1987, filed January 7, 1988, and recorded in Official Records Book 766, Page 773, Public records of Citrus County, Florida. (as to lands lying in Beverly Hills Unit No. 8, Phase No. 1, Beverly Hills Unit No. 8, Phase No. 2, and Oakwood Village, except for Lot 26 in Block 191, of Beverly Hills, Unit No. 8, Phase No. 2, and Lot 1, in Block 197 of Oakwood Village).
2. Mortgage and Security Agreement from Beverly Hills Development Corporation, a Florida corporation, to Barnett Bank of Central Florida, N.A., a national banking corporation, dated February 17, 1988, filed February 29, 1988, and recorded in Official Records Book 770, Page 2198, Public Records of Citrus County, Florida; said Mortgage modified by Mortgage Modification Agreement dated September 19, 1988, filed September 20, 1988, and recorded in Official Record Book 791, Page 2172, of said records. (as to lands lying in Oakwood Village of Beverly Hills Phase One, and Oakwood Village of Beverly Hills, Phase 2)

Mortgage and security Agreement from Beverly Hills Development Corporation, a Florida corporation, to Barnett Bank of Central Florida, N.A., a national banking corporation, dated September 19, 1988, filed September 20, 1988, and recorded in Official Records Book 791, Page 2177, Public Records of Citrus County, Florida; said Mortgage modified by Note and Mortgage Modification Agreement and Receipt for Future Advance, dated October 26, 1988, filed November 15, 1988, and recorded in Official Records Book 797, Page 990, of said records. (as to lands lying in Oakwood Village of Beverly Hills Phase One and Oakwood Village of Beverly Hills, Phase 2)

Mortgage from Beverly Hills Development Corporation, a Florida corporation, to Barnett Bank of Central Florida, N.A., a national banking corporation, dated September 19, 1988, filed September 20, 1988, and recorded in Official Records Book 791, Page 2191, Public Records of Citrus County, Florida; said Mortgage modified by Spreader and Mortgage Modification Agreement dated December 9, 1988, filed December 28, 1988 and recorded in Official Records Book 801, Page 1402, of said records. (as to Lot 26 in Block 191 of Beverly Hills Unit No. 8, Phase No. 2, and Lot 1 in Block 197, of Oakwood Village)