

MANATEE TITLE COMPANY, INC.

THIS WARRANTY DEED, Made this 17<sup>th</sup> day of February A. D. 1989

between CITRUS HILLS INVESTMENT PROPERTIES,  
a Florida General Partnership

called the Grantor, and

JOHN A. BLESSIS and EMILY H. BLESSIS, His Wife

whose mailing address is: 74 Barkhamsted Rd., West Granby, CT, 06090

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:

Lot 22 in Block 4 of CLEARVIEW ESTATES according to the plat thereof recorded in Plat Book 13, pages 57 through 61, inclusive of the public records of Citrus County, Florida.

SUBJECT to Easements and Restrictions of 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.

("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.) Susan Lambeck  
(Wit.) Diane Lawhorn  
(Wit.) Susan Lambeck  
(Wit.) Diane Lawhorn

CITRUS HILLS INVESTMENT PROPERTIES  
By: Scott Stephens (Seal)  
Scott Stephens, Attorney-In-Fact  
By: John Pastor (Seal)  
John Pastor, Attorney-In-Fact

State of FLORIDA  
County of CITRUS

I HEREBY CERTIFY, That on this 17<sup>th</sup> day of February, A. D., 1989 before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JOHN PASTOR & SCOTT STEPHENS, Attorneys-In-Fact for GERALD Q. NASH & SAMUEL A. TAMPOSIL, General Partners of CITRUS HILLS INVESTMENT PROPERTIES

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.

Sherry Lynn Griggie  
Notary Public

My Commission Expires: Notary Public, State of Florida  
My Commission Expires Nov. 7, 1992  
Bonded thru Troy Jan - Insurance Co.

This Instrument was prepared by:  
CAROLYN N. LAWLER  
MANATEE TITLE COMPANY, INC.  
2420 N. Essex Avenue  
Hernando, Florida 32642,  
incident to the insurance of  
a title insurance policy.

RETURN TO:  
MANATEE TITLE COMPANY, INC.

File # M 89-2023

(Affix Notary Seal above)

FILED  
CITRUS COUNTY, FLORIDA  
RECORDS & CLERK  
573379

21723  
(Affix Seal Here)

Jennifer Vickers 03-08-89

BOOK 808 PAGE 1105