9/ 10/3/ 2/3/

This Warranty Beed Made and executed the 29" day of April A. D. 1989 by

Constate Development Company

a corporation existing under the laws of State of Florida , and having its principal place of business at 311 S. Missouri Ave. Clearwater, FL. 33516 hereinafter called the grantor, to

Anthony W. Stevens and Clare Murphy Stevens, his wife, whose social security numbers are and respectively and respectively and whose postoffice address to 17 Windsor Ave., South Dennis, Mass. 02660

hereinafter called the grantee:

(Wherever used herein the terms "granter" and "grantee" include all the parties to this instrument and the heirs, legal representatives and amigns of individuals, and the successors and amigns of corporations)

Wilnesselh: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus County, Florida, viz: ALTERNATE KEY No. 2277505

Lot 79, of HILLS of AVALON, FIRST ADDITION, an unrecorded subdivision being more particularly described on Rider marked Exhibit "A", attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-

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

simple: that it has good right and lawful authority to sell and convey and land; that it 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 for the year 1989 and subsequents years and easement and restrictions of record.

(CORPORATE SEAL)

In Witness Whereof the granter has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:	Constate Development Company
Secretary	
Signed, sealed) and delivered in the presence of:	シカニアン
1.1 Judith Zalagies	By/ 719100507
2. V In a quellie 11. 11) en 260	W.F. Powers
/2 witnesses please	้" " 04ก นากะ
1/ // -	BOOK 813 61335
STATE OF Florida	_
COUNTY OF Pinellas	
I HEREBY CERTIPY that on this day, before me, an officer dul	y authorized in the State and County aforesaid to take acknowledgments,
personally appeared	
W.F. Powers	
well knewn to me to be the President Mill	NHAMAN of the corporation named so greater
in the foregoing deed, and that they severally acknowledged executing the	
under authority duly vested in them by said corporation and that the see	il affixed therete is the true corporate real of mid corporation.
under authority duly vested in them by said corporation and that the sea WITNESS my hand and official real in the County and State las This instrument Prepared By:	t aforesaid this 29711 day of April , A. D. 1989.
This Instrument Prepared By:	Thank
William J. "Skip" Hudson, President	1
of Land Title Insurance of Citrus	$A = A \cdot $
County, Inc., P.O. Box 2049	- Jan andan I Marken
Homesassa Springs, Ft. 32647,	Notary Pub Wiresy Property STATE OF PERSONNEL
In Connection With The	, , , , , , , , , , , , , , , , , , ,
issuance of a Title (Beat)	C. C. OHIII F S.N. T. O. B. S.

LOT 79 HILLS OF AVALOR, FIRST ADDITION, AN UNRECORDED SUBDIVISION IN CITRUS COUNTY, FLORIDA.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 18 EAST, THENCE S. 00° 29° 49" E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 674.99 FEET; THENCE PARALLEL TO THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHWEST QUARTER S. 89° 30° 59" W. 160.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER N. 00° 29° 49" W. 136.50 FEET; THENCE PARALLEL TO THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHWEST QUARTER S. 89° 30° 59" W. 80.00 FEET; THENCE PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER S. 00° 29° 49" E. 136.50 FEET; THENCE PARALLEL TO THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHWEST QUARTER N. 89° 30° 59" E. 80.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 10 FOOT WIDE EASEMENT ALONG SOUTH BOUNDARY THEREOF FOR UTILITY PURPOSES.

04-25-40

Jennifer Victors

attinume to