

WARRANTY DEED FROM CORPORATION

THIS WARRANTY DEED, Made and executed the 11th day of May A.D. 1989 by **FUN AND INVESTMENT IN FLORIDA, INC.**

a corporation existing under the laws of **Florida** and having its principal place of business at **P.O. Box 443, Inverness, Fl. 32651** hereinafter called the grantor, to

**WILHELM SCHREIBER**  
whose postoffice address is **Kelheimer Str. 19**  
**8424 Saal/ Donau, W.-Germany**  
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 the 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.;

**Lot 5, BLK. 9, LAKE ESTATES, according to the plat thereof as recorded in Plat Book 3, pages 135 thru 138, inclusive, public records of Citrus County, Florida.**

**SUBJECT TO covenants 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 grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said 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 accruing subsequent to December 31, 1988.

(CORPORATE SEAL)

**IN WITNESS WHEREOF** the grantor 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:

**FUN AND INVESTMENT IN FLORIDA, INC.**

Secretary

Signed, sealed and delivered in the presence of:

Margie F. Jasmuth  
Carla M. Waneck

By

Peter Arpke  
PETER ARPKE President

STATE OF **Citrus**  
COUNTY OF **Florida**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **PETER ARPKE**

well known to me to be the **President** and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them 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 County and State last aforesaid this 11th day of May, A.D. 1989.

My commission expires

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES ON \_\_\_\_\_  
LICENSED UNDER CHAPTER 455, F.S.

Margie F. Jasmuth  
Notary Public

This Instrument was prepared by:

Prepared by **David E. Roberts of**  
**Crystal River Title Co., Inc.**  
**P.O. Box 1187 Inverness, FL 32650**  
**incident to the issuance of a**  
**Title Insurance Policy.**

Return To **Crystal River Title Co., Inc.**  
File # 189-32593  
MN/dms

(Affix Notary Seal above)

89 MAY 30 PM 2 36

VERIFIED BY:

F. H. H. H.  
D.C.

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY SCRIFLER, CLERK

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58-31-89  
JENNIFER VICKERS