

MANATEE TITLE COMPANY, INC.

THIS WARRANTY DEED, Made this 25TH day of MAY A. D. 1989

between CITRUS HILLS INVESTMENT PROPERTIES, a Florida General Partnership

called the Grantor, and JOHN FAUNCE and SHERRIE FAUNCE, his wife

whose mailing address is: 1851 S.E. 38th Court, Ocala, FL

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 1 in Block 9 of CLEARVIEW ESTATES, according to the plat thereof recorded in Plat Book 13, pages 57 through 61, 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 1989 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.) Eileen Hamneck

(Wit.) Diane Lawhorn

(Wit.) Eileen Hamneck

(Wit.) Diane Lawhorn

CITRUS HILLS INVESTMENT PROPERTIES (Seal)

BY: John Pastor (Seal)
John Pastor, Authorized Agent

BY: Scott Stephens (Seal)
Scott Stephens, Authorized Agent

State of FLORIDA

County of CITRUS

I HEREBY CERTIFY, That on this 25TH day of May, A. D., 1989 before me, an officer duly authorized in the State and County aforesaid to

take acknowledgements, personally appeared JOHN PASTOR and SCOTT STEPHENS, Authorized Agents for GERALD Q. NASH and SAMUEL A. TAMPOSI, General

Partners of CITRUS HILLS INVESTMENT PROPERTIES, a Florida General Partnership 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 Griggia
Notary Public

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Nov. 7, 1992
Bonded Through Title Insurance Inc.

This Instrument was prepared by:

Katie B. Rudolph
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 89-2161

(Affix Notary Seal above)

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY WHEELER, CLERK
585379
'89 JUN 5 AM 10 55
VERIFIED BY:
J. Williams C.C.

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Affix
Seal
Here
15750

68-90-06 Vickery ref 1/24/89