

Return to: (enclose self-addressed stamped envelope)
Name:

AMERICAN TITLE SERVICES, INC.
Address: 2250 Hwy. 44 West Suite B-2
Inverness, FL 32650

This Instrument Prepared by:

AMERICAN TITLE SERVICES, INC.
Address: 2250 Hwy. 44 West Suite B-2
Inverness, FL 32650
Property Appraisers Parcel I.D. (Folio) Number(s):
35-19S-17E-1A0A0-0160

Grantee(s) S.S.#(s):
091-14-9063 and 132-18-2535

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
89 JUN 14 PM 1 46
VERIFIED BY:
J. EVERETT
D.C.

586900

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

89-5-653

This Warranty Deed Made the 8th day of June A. D. 1989 by
T.J. Everett, a single woman

hereinafter called the grantor, to

Robert E. Van Gordon and Orpha Van Gordon, his wife
whose postoffice address is 7188 N. Brady Lane, Homosassa, FL 32646
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 consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

For legal description see Schedule "A" attached hereto and made specifically a part hereof.

Together with the 1979 Nobi mobile home, I.D. #N21544A and I.D. #N21544B, located on said premises.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
JUN 14 1989
154.00

BK0819PG0725

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, 19 88 and all valid restrictions, reservations and easements of record.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lea J. Christensen
witness
Margie A. Tomlin
witness

T. J. Everett
T. J. Everett

STATE OF Florida
COUNTY OF Citrus

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared T.J. Everett, a single woman

to me known to be the person described in and who executed the foregoing instrument and has acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of June A. D. 1989.

My commission expires:

Lea J. Christensen
Notary Public (seal)

0615-89 44-41-90

Schedule "A"

The East 74 feet of Lot 16, in Block "A" of unrecorded Brady Subdivision, being further described as follows:
Commence at the Northwest corner of Lot 189 of New Homasassa Village as recorded in the Public Records of Citrus County, Florida, run thence North $88^{\circ}57'30''$ East 1046 feet to the Point of Beginning, thence continue North $88^{\circ}57'30''$ East 74 feet, thence North $00^{\circ}55'$ West 112.51 feet, thence South $88^{\circ}50'$ West 74 feet, thence South $00^{\circ}55'$ East 112.35 feet to the Point of Beginning.

AND Lot 17 in Block "A" of unrecorded Brady Subdivision, being further described as follows:
Commence at the Northwest corner of Lot 189 of New Homosassa Village as recorded in the Public Records of Citrus County, Florida, run thence North $88^{\circ}57'30''$ East 1,120 feet to the Point of Beginning, thence continue North $88^{\circ}57'30''$ East 5 feet to the P.C. of a curve being concave to the Northwest and having a radius of 185 feet, thence along a chord bearing North $70^{\circ}25'30''$ East 117.40 feet, thence North $26^{\circ}41'40''$ West 83.69 feet, thence South $88^{\circ}50'$ West 80 feet, thence South $00^{\circ}55'$ East 112.51 feet to the Point of Beginning.

BK0819PC0726

68-41-60

VARADIA MATTHEW