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WARRANTY DEED

CITRUS TITLE CO., — Richard Kaufman, President

This Warranty Deed Made the 6th day of April A.D. 1990 by Terry Lee Morgan and Marilyn Morgan, his wife,

hereinafter called the grantor, to Mark J. Burman and Leslee Paar Burman, his wife,

whose post office address is 1432 Brightwaters Blvd., N.E., St. Petersburg, Florida 33704 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, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

FOR DESCRIPTION OF LANDS - SEE "RIDER" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO easements of record.

BK0850PG2030

FILE NO. 623907

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
APR 9 9 PM 2 54

[Signature]
BY:

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

And the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; except taxes for the year 1990 and subsequent

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:

[Signature]
[Signature]

[Signature]
Terry Lee Morgan
[Signature]
Marilyn Morgan

kk
L50/18

STATE OF FLORIDA
COUNTY OF POLK

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

Terry Lee Morgan and Marilyn Morgan, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of April, A.D. 1990

[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES Nov. 16, 1990

NO. 1147186 CO., Inverness, FL (904) 728-2028 Form 1-72C-2000 Expires Nov. 16, 1990

SPACE BELOW FOR RECORDERS USE

PARCEL I.D. NO. 12200

GRANTEE'S SOCIAL SEC./TAX I.D. NO.

This instrument was prepared by
[Signature]
Citrus Title Co.
Courtney L. Square Inverness, Fla.
In connection with the issuance
of a title insurance policy

" R I D E R "

That portion of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 10, TOWNSHIP 20 SOUTH, RANGE 20 EAST, lying North of land described in Deed from B.T. Keating, a widower, to Bert Ingle, dated June 2, 1948, filed June 2, 1948, and recorded in Deed Book 89, page 568, public records of Citrus County, Florida, and lying Easterly of the Easterly right-of-way of Lake Shore Drive, and lying South of KEATING'S PARK ADDITION TO FLORAL CITY, according to the map or plat thereof recorded in Plat Book 2, page 30, public records of Citrus County, Florida;

LESS AND EXCEPT that portion of lands described in Official Record, Book 198, page 116, public records of Citrus County, Florida;

AND LESS AND EXCEPT the following described lands: Commence at the NW Corner of Lot 1, of PART ONE of KEATING'S SECOND ADDITION, according to the map or plat thereof recorded in Plat Book 2, page 38, public records of Citrus County, Florida, thence West 40.03 feet to the intersection of the Southerly right-of-way line of Ogden Avenue and the Westerly right-of-way line of Aloysia Avenue as shown on said plat, thence S. 2° 13' E. along said Westerly right-of-way line 75.06 feet to the POINT OF BEGINNING, thence continue S. 2° 13' E. 165.06 feet, thence S. 85° 02' 23" W. 162.25 feet, thence N. 8° 35' 40" W. 95.04 feet, thence West 20 feet, thence North 85 feet, thence East 189.46 feet to the Point of Beginning;

AND

Government Lot 4 of Section 11, TOWNSHIP 20 SOUTH, RANGE 20 EAST;

LESS AND EXCEPT KEATING'S PARK ADDITION TO FLORAL CITY, according to the map or plat thereof recorded in Plat Book 2, page 30, public records of Citrus County, Florida;

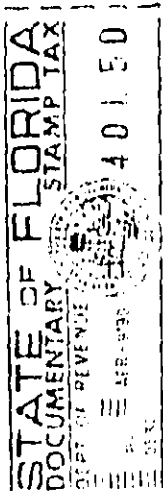
AND LESS AND EXCEPT part one of KEATING'S SECOND ADDITION, according to the map or plat thereof recorded in Plat Book 2, page 38, public records of Citrus County, Florida;

AND LESS AND EXCEPT KEATING'S FIRST ADDITION TO FLORAL CITY, Florida, according to the map or plat thereof recorded in Plat Book 2, page 49, public records of Citrus County, Florida;

AND LESS AND EXCEPT that portion, if any, of the 90 foot strip as described in Deed from B.T. Keating, a widower, to Bert Ingle, dated June 2, 1948, filed June 4, 1948, and recorded in Deed Book 89, page 568, public records of Citrus County, Florida;

AND LESS AND EXCEPT that portion of lands described in Official Record, Book 198, page 116, public records of Citrus County, Florida;

AND LESS AND EXCEPT the following described lands: Commence at the NW Corner of Lot 1, of PART ONE of KEATING'S SECOND ADDITION, according to the map or plat thereof recorded in Plat Book 2, page 38, public records of Citrus County, Florida, thence West 40.03 feet to the intersection of the Southerly right-of-way line of Ogden Avenue and the Westerly right-of-way line of Aloysia Avenue as shown on said plat, thence S. 2° 13' E. along said Westerly right-of-way line 75.06 feet to the POINT OF BEGINNING, thence continue S. 2° 13' E. 165.06 feet, thence S. 85° 02' 23" W. 162.25 feet, thence N. 8° 35' 40" W. 95.04 feet, thence West 20 feet, thence North 85 feet, thence East 189.46 feet to the Point of Beginning.



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