

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

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

This Instrument Prepared by:

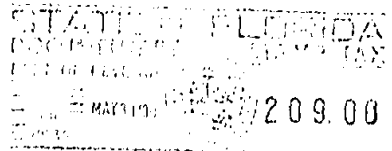
Address: AMERICAN TITLE SERVICES, INC.
2250 Hwy. 44 West Suite B-2
Inverness, Florida 32650

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID TO INDIVID

RAMCO FORM 01



SPACE ABOVE THIS LINE FOR PROCESSING DATA

90-4-1560

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 25th day of May A. D. 1990 by

Louis R. Freeman and Mildred Freeman, his wife

hereinafter called the grantor, to

William C. Bowen and Evelyn R. Bowen, his wife

whose postoffice address is 1738 S. Dell Pt 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, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

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

Subject to Purchase Money Mortgage given by Grantee herein to Grantor herein as part payment of the above described property.

TOGETHER WITH the 1984 SEVI mobile home, I.D. #FDGA4ZU4792 AND I.D. #FDGA4ZX4792, located on said premises.

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, 1989 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:

Boynie Pierce
witness

Glenn Tapp
witness

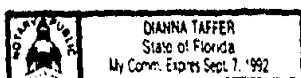
Louis R. Freeman
Louis R. Freeman
Mildred Freeman
Mildred Freeman

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 Louis R. Freeman and Mildred Freeman, 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 25th day of May A. D. 1990.



Glenn Tapp
Notary Public (SEAL)
My commission expires:

BR0857PG1066

EXHIBIT "A"

Beginning at the SW corner of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 19 South, Range 17 East, thence N. 1°46'03" W. 133.04 feet along the West line thereof, thence N. 88°00'20" E. 127.55 feet, thence on a curve concaved Northeasterly with a radius of 40 feet, a chord bearing of S. 46°55'12" E., a chord distance of 56.49 feet, thence S. 1°50'45" E. 93.45 feet, thence S. 88°08'55" W. 167.73 feet to the aforementioned beginning point, being Lot 40, of JOE BEA ESTATES, an unrecorded Subdivision.

630963

BK0857Pg1067

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK

90 MAY 31 PM 2 15

VERIFIED BY:

D.C.

A. B. Burt