

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

WARRANTY DEED  
INDIVID. TO INDIVID.

RAMCO FORM 01

AMERICAN TITLE SERVICES, INC.  
2380 Hwy. 44 West Suite B-2  
Inverness, Florida 32650

This Instrument Prepared by:

AMERICAN TITLE SERVICES, INC.  
Address: 2380 Hwy. 44 West Suite B-2  
Inverness, Florida 32650

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

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

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY SINFLEER, CLERK  
90 AUG 28 PM 2 08  
VERIFIED BY:  
D.C.

642592

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

90-8-1810

This Warranty Deed Made the 23rd day of August A. D. 19 90 by  
Alexander Tecchio, a/k/a Frank Tecchio and Muriel Tecchio, his wife  
hereinafter called the grantor, to

Paul E. Geyer and Betty J. Geyer, his wife  
whose postoffice address is 9210 N. Fontana Way, Citrus Springs, FL 32630  
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, re-  
mixes, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus  
County, Florida, viz:

Lot 33, Block 48, CITRUS SPRINGS, UNIT NO. 1, according to the map  
or plat thereof, as recorded in Plat Book 5, pages 89 to 106, in-  
clusive, public records of Citrus County, Florida.

**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:

Jan Blew  
witness  
Kim Ritti  
witness

Alexander Tecchio  
Alexander Tecchio, a/k/a Frank Tecchio  
Muriel Tecchio  
Muriel Tecchio

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  
Alexander Tecchio, a/k/a Frank Tecchio and Muriel Tecchio, 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 23rd day of  
August A. D. 19 90.

Paula A. Blew  
Notary Public (SEAL)  
My commission expires:  
MY COMMISSION EXPIRES 11/21/93

6.00  
14.50

1406141900\*