

Name:

AMERICAN TITLE SERVICES, INC.  
2250 Hwy. 40 West Suite B-2  
Inverness, FL 32650

Address:

This instrument Prepared by:

AMERICAN TITLE SERVICES, INC.  
2250 Hwy. 40 West Suite B-2  
Inverness, FL 32650

Address:

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA  
91-02-2122

SPACE ABOVE THIS LINE FOR RECORDING DATA

BK 0892 PG 0081

91 APR 18 PM 3 24

VERIFIED BY:

FILED & RECORDED  
CITRUS COUNTY, FLORIDA  
BETTY STEIFLER, CLERK

669713

**This Warranty Deed** Made the 26<sup>th</sup> day of March  
KLAUS EMIL SCHNEIDER and CORNELIA JOHANNA SCHNEIDER-OKKERSE

hereinafter called the grantor, to  
STEPHANIE BEGLAR

whose post office address is c/o 208 W. PENNSYLVANIA AVE, Dunnellon, 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, remises, releases, conveys and confirms unto the grantee all that certain land situate in Citrus County, State of Florida, viz:

Lot 32, Block 420, of CITRUS SPRINGS, UNIT FOUR,  
according to the map or plat thereof as recorded in  
Plat Book 5, pages 133 to 152 inclusive, of the public  
records of Citrus County, Florida.

GRANTOR'S hereby certify that the above described property  
is not their constitutional homestead as made and provided  
by the laws of the State of Florida, and is not now and  
never has been contiguous to Grantor's homestead.

Subject to all valid restrictions, reservations and easements 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 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, and hereby 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 90.

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

Signed, sealed and delivered in the presence of:

Signature witness Jacob Adrian Maris

Printed Signature Jacob Adrian Maris

Signature witness Mijnsje Janna Verhorst

Printed Signature Mijnsje Janna Verhorst

Signature \_\_\_\_\_

Printed Signature \_\_\_\_\_

Signature \_\_\_\_\_

Printed Signature \_\_\_\_\_

~~NOTARIS~~ Netherlands Antilles  
COUNTY OF

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 Klaus Emil Schneider & Cornelia Johanna Schneider-Okkerse

who executed the foregoing instrument and have acknowledged before me that they executed the same.  
WITNESS my hand and official seal in the County and State last aforesaid this 26<sup>th</sup> day of March, A.D. 1991.



Signature Klaus Emil Schneider  
Klaus Emil Schneider

Printed Signature  
De Jacht 18, 3261 TG, Oud, Beyerland,  
Post Office Address Netherlands

Signature Cornelia Johanna Schneider-Okkerse  
Cornelia Johanna Schneider-Okkerse  
Printed Signature  
De Jacht 18, 3261 TG, Oud, Beyerland,  
Post Office Address Netherlands

Notary Signature Adrianus Berger  
Printed Notary Signature  
My Commission Expires \_\_\_\_\_