

INST # 92-305006
OCT 20, 1992 4:38PM

Return to: HERITAGE TITLE INSURANCE CORP.
Name: 5200 CENTRAL AVENUE
Address: ST. PETERSBURG, FL 33707

PINELLAS COUNTY FLA.
OFF. REC. BK 8065 PG 29

This instrument was prepared by:
Name: MENSCH, ZACUR & GRAHAM, P.A.
Address: Post Office Box 14409
5200 Central Avenue
ST. PETERSBURG, FLORIDA 33733

RECORD 15.00
DOC ST 225.00
INTAN
MTG D/S
TOTAL

Grantee S.S. No. (AY)
Grantee S.S. No. (JPY)
Name

PARCEL I: 26/31/15/09630/000/0040
PARCEL II: Key #2291541 0; 2281588 0;
Property Appraiser's
Parcel Identification No. 2281596 0

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 13th day of October 19 92 Between
Y.T.Y. PARTNERSHIP, a Florida General Partnership

whose post office address is P. O. Box 4192, St. Petersburg 33731-4192, grantor, and
of the County of Pinellas, State of Florida

ABRAHAM YANCHUCK and JOEL P. YANCHUCK, as Joint Tenants with Full
Rights of Survivorship and Not as Tenants in Common

whose post office address is 7400 Sun Island Drive, S., #402 South Pasadena
of the County of Pinellas, State of Florida 33707, grantee,

Witnesseth that said grantor, for and in consideration of the sum of Ten and No/100—

Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Pinellas (Parcel I) County, Florida, to-wit:
Citrus (Parcel II)

OTHER RECORDING
REC 15.00
DS 1285.00
INT
FEE'S
MIF
P/C
REV

See Attached Exhibit A

TOTAL 1240.00 KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY: SW

5000.00 OCT 10-20-92 11:34:00
01 000-
RECORDED
000 STARS 000000 0 00000000
TOTAL: 21240.00
CHECK WITH RECORDED: 21240.00
00000000

*See Reverse Side for Witnesses to Mr. John G. Thompson and Notary for Mr. Thompson.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence: Y.T.Y. PARTNERSHIP, a Florida General Partnership

Printed or typed name: Nancy Allison
As to J.P.Y. and I.E.B.
Printed or typed name: PETER D. GRAHAM
as to J.P.Y. and I.E.B.

Printed or typed name: Joel P. Yanchuck (Seal)
as a General Partner
Printed or typed name: Ira E. Berman (Seal)
as a General Partner

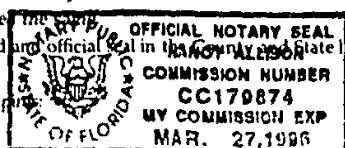
STATE OF Florida
COUNTY OF Pinellas

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

Joel P. Yanchuck, as a General Partner; and Ira E. Berman, as a General Partner
OF THE Y.T.Y. PARTNERSHIP, a Florida General Partnership
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that

he execute the same. Witness my hand and official seal in the County of Pinellas, State of Florida, this 13th day of October, 19 92.

My commission expires



Printed, typed or stamped name: Nancy Allison
Notary Public

Witnesses to John G. Thompson:

Charles M. Phillips
Printed Name Charles M. Phillips

Mike Murburg
Printed Name Mike Murburg

State of Florida
County of Pinellas

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

JOHN G. THOMPSON, as a General Partner of the
Y.T.Y. Partnership, a Florida General Partnership

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same this 12th day of October, 1992.
Identification provided Personally known

737599

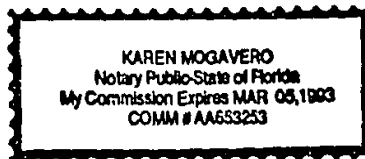
RECORDED
PINELLAS COUNTY, FLORIDA
RECORDER, CLERK

'92 OCT 27 PM 2 57

VERIFIED BY:

D.C.

Karen Mogavero
Notary Public
Printed name Karen Mogavero



BK 0957 PG 1218

LEGAL DESCRIPTION

PARCEL II:

Lots 16 and 17, LAKE WILLIAMS HOMESITES, as said lots are shown on a map or plat of said subdivision recorded in Plat Book 2, Page 149, Public Records of Citrus County, Florida.

AND

A parcel of land in Section 3, Township 17 South, Range 18 East, Citrus County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southeast corner of Lot 20 of "LAKE WILLIAMS HOMESITES", as recorded in Plat Book 2, Page 149, of the Public Records of Citrus County, Florida; thence run S 00°44'20" E, 86.21 feet to the Southeast corner of "LAKE WILLIAMS HOMESITES"; thence S 73°37'05" E, along the Southerly right-of way line of a County Road, 101.52 feet; thence continue along said Southerly right-of-way line, S 47°44'51" E, 272.68 feet, thence E 76°29'23"E, 397.00 feet to the POINT OF BEGINNING, thence continue S 76°29'23" E, along said right-of-way line, 188.28 feet; thence N 85°30'25" E, along said Southerly right-of-way line, 131.13 feet; thence S 21°13'14" W, 432.30 feet to the Northerly boundary of Citrus Springs, Unit 21, as recorded in Plat Book 7, Page 81 of the Public Records of Citrus County, Florida; thence N 64°11'50" W, along said Northerly boundary, 300.53 feet; thence N 20°18'53" E, 326.18 feet to close on the POINT OF BEGINNING.

AND

A parcel of land in Section 3, Township 17 South, Range 18 East, Citrus County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southeast corner of Lot 20 of "LAKE WILLIAMS HOMESITES", as recorded in Plat Book 2, Page 149, of the Public Records of Citrus County, Florida; thence S 00°44'20" E, 86.21 feet to the Southeast corner of "LAKE WILLIAMS HOMESITES"; thence S 73°37'05" E, along the Southerly right-of-way line of a County Road, 101.52 feet; thence continue along said Southerly right-of-way line, S 47°44'51" E, 272.68 feet; thence S 76°29'23" E, 397.00 feet; thence continue S 76°29'23" E, along said Southerly right-of-way line, 188.28 feet; thence N 85°30'25" E, along said Southerly right-of-way, 131.13 feet to the POINT OF BEGINNING; thence continue N 25°30'25" E, along said Southerly right-of-way line, 200.00 feet; thence departing said Southerly right-of-way line, S 10°02'57" E, 407.16 feet to a point on the Westerly right-of-way line of a 50 foot County Road, said point being on a curve concave to the Southeast, having a radius of 1567.68 feet, through which a radial bearing passes of N 45°04'09" W; thence Southwesterly along the arc of said curve and right-of-way line, through a central angle of 03°54'26" a distance of 106.91 feet; thence departing said curve and right-of-way line N 64°11'50" W, 353.03 feet; thence N 21°13'14" E, 332.30 feet to close on the POINT OF BEGINNING.

AND PARCEL I:

Lot 4, BOCA CIEGA PASS SUBDIVISION, according to the map or plat thereof, as the same is recorded in Plat Book 3, Page 28, of the Public Records of Pinellas County, together with any lands lying between the side lines of said lot as extended to the mean high water line of the Gulf of Mexico.

BK0957PG1219