

Return to: (enclose self-addressed stamped envelope)

Name

Address:

10-50
1, 119.3055

WARRANTY DEED
IF FROM CORPORATION

RAMCO FORM 33

STATE OF FLORIDA
DEPARTMENT OF REVENUE
STAMP TAX
\$ 900.00

This Instrument Prepared by: Jesse E. Graham, Esquire

GRAHAM, CLARK, POHL & JONES
369 N. New York Avenue
Winter Park, Florida 32789

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

12 18 18 0030 0198 0080

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 16th day of December A. D. 19 92 by
CRYSTAL RIVER HOLDING CORPORATION,

a corporation existing under the laws of the State of Florida, and having its principal place of
business at 201 S. New York Ave., Suite 200, Winter Park, FL 32789
hereinafter called the grantor, to GEORGE WIMPEY OF FLORIDA, INC, a Florida corporation

whose postoffice address is 201 South New York Avenue, Suite 200, Winter Park, Florida 32789

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, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus
County, Florida, viz:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to easement and restrictions of record, the mention of which herein
shall not serve to reimpose same.

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 it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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 for the year 1992.

In Witness Whereof the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST:.....
Secretary

CRYSTAL RIVER HOLDING CORPORATION

Signed, sealed and delivered in the presence of:

Patricia C. Sheppard
Patricia C. Sheppard
Turia Gilbert

By: *Scott D. Clark*
SCOTT D. CLARK, President

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments
personally appeared SCOTT D. CLARK, as President of Crystal River Holding Corporation, a Florida Corporation,
youth, and

well known to me to be the President of the corporation named as grantor
in the foregoing deed, and that he severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority vested in me as Notary Public for said County and State last aforesaid this 16th day of December, A. D. 19 92.

WITNESS MY COMMISSION WHICH EXPIRES
August 16, 1998
BONDED THROUGH TROY FARM INSURANCE, INC.

Mv commission expires:

NOTARY PUBLIC Patricia C. Sheppard

STATE OF FLORIDA

219.30

NOTARY PUBLIC

BK 0966660533

RETURN TO CITRUS TITLE CO. FILE

B1-BK

EXHIBIT "A"

Lot 44, Block 194, of BEVERLY HILLS UNIT NO. 8, PHASE NO. 2, according to the Plat thereof recorded in Plat Book 13, Pages 33 to 38, inclusive, Public Records of Citrus County, Florida.

AND

Lot 8, Block 198 and Lot 21, Block 204, OAKWOOD VILLAGE OF BEVERLY HILLS, PHASE ONE, according to the Plat as recorded in Plat Book 14, Pages 10-14, Public Records of Citrus County, Florida;

AND

Lot 9, Block 207; Lot 8, Block 209; Lot 8, Block 210; Lot 8, Block 212; Lots 4, 5, and 7, Block 213; and Lots 7 and 25, Block 215, OAKWOOD VILLAGE OF BEVERLY HILLS, PHASE TWO, according to the Plat as recorded in Plat Book 14, Pages 15-18, Public Records of Citrus County, Florida.

BK09666Pg0534

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FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STEIFLER, CLERK

93 JAN 6 PM 2 50

VERIFIED BY:


D.C.