

600
89400

CITRUS TITLE CO., - Nancy Sullivan, President

Return to:
Name: Citrus Title Co., Inc.
Address: 213 Courthouse Square, Inverness, Fl 34450
This Instrument Prepared by: Tina Covey
Address: 213 Courthouse Square, Inverness, Fl 34450
Parcel I.D. Number(s): 29-19-20-0010-04170-0440
Grantee(s) S.S. #(s):

93 JUN 22 PM 3 18
VERIFIED BY: SK
SPACE ABOVE USED FOR RECORDING DATA

768017

This Warranty Deed Made the 22nd day of June A.D. 1993 by Howard M. Geiger, a single man,

hereinafter called the grantor, to Brian J. McManus and Margaret J. McManus, his wife,

whose post office address is 6311 E. Wingate Street, Inverness, Florida 34452 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:

Lot 44 in Block 417, of INVERNESS HIGHLANDS WEST, according to the map or plat thereof recorded in Plat Book 5, pages 19 to 33 inclusive, public records of Citrus County, Florida.

SUBJECT TO restrictions and easements of record.

FLORIDA
COUNTY OF CITRUS
294.00

BK 0987 PG 0997

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And the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except taxes for the year 1993 and subsequent

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:

+ Barbara Mills
SIGNATURE
Barbara Mills
PRINTED SIGNATURE

+ Howard M. Geiger
SIGNATURE
Howard M. Geiger, a single man
PRINTED SIGNATURE
P.O. Box 187, Floral City, Florida 34436
ADDRESS

Carol Dryden
SIGNATURE
Carol Dryden
PRINTED SIGNATURE

SIGNATURE

PRINTED SIGNATURE

ADDRESS

ML-48

STATE OF FLORIDA }
COUNTY OF CITRUS }

The foregoing instrument was acknowledged before me this 22nd day of June, A.D. 1993, by Howard M. Geiger, a single man,

who is (or was) personally known to me ~~or whose name appears on the instrument~~ and who ~~did~~ (did not) take an oath.

Carol Dryden
Signature
Carol Dryden
Printed Signature

NOTARY PUBLIC
My commission expires:
CAROL DRYDEN
Notary Public, State of Florida
My comm. expires Nov. 5, 1995
No. CC151644