

EX099300044

WARRANTY DEED

This WARRANTY DEED was made the 23rd day of August 1993 by Robert W. Bradshaw and Barbara J. Bradshaw, his wife and Deborah K. Bradshaw, their daughter whose postoffice address is: P.O. Box 536355, Orlando, FL 32853-6355

herein after called the grantor, to Marilyn Appel, a married woman

whose postoffice address is: ~~2000 300th Street, Fresh Meadows, NY 11365~~ 6700 192nd Street, Fresh Meadows, NY 11365

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 \$137,500.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, renises, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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; 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 and assessments accruing subsequent to December 31, 1989, and subject to 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:

(3) Jeri Meyer
Witness Jeri Meyer
(4) Jennifer C. Duca
Witness Jennifer C. Duca

(2A) Robert W. Bradshaw (SEAL)
Robert W. Bradshaw
(2B) Barbara J. Bradshaw (SEAL)
Barbara J. Bradshaw
(2C) _____ (SEAL)
(2D) _____ (SEAL)

State of (5) Florida
County of (6) Citrus

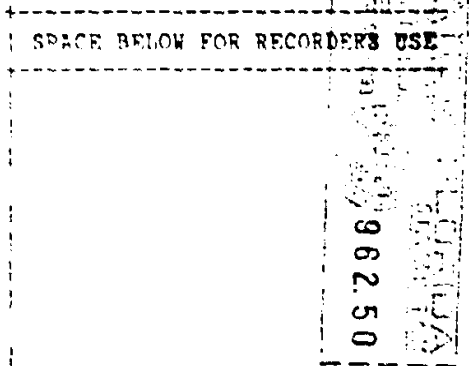
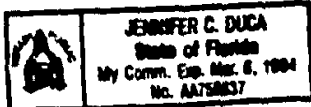
(10) (AFFIX NOTARY SEAL)

The foregoing instrument was acknowledged before me this (7) 2 day of September, 19 93 by Robert W. Bradshaw and Barbara J. Bradshaw, his wife who produced Driver's Licenses as identification.

(8) Jennifer C. Duca
Notary Public Jennifer C. Duca
My Commission Expires: (9) _____

This instrument was prepared by and return to Jennifer Duca of Southeast Title Insurance Agency, Inc., phone (904)-683-8988, as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it. REF: File #C9307134

Page 1 of 2
The following page (2) has the signature and notarization of Deborah K. Bradshaw.



BK099880045

(3) Paulette B. Joosten
Witness-Signatory Only
Paulette B. Joosten

(2A) Deborah K. Bradshaw
Deborah K. Bradshaw

(4) Barbara J. Rose
Witness-Signatory Only
Barbara J. Rose

(2B) _____

State of (5) Florida

County of (6) Seminole

The foregoing instrument was acknowledged before
me this (7) 23rd day of August, 1993
by Deborah K. Bradshaw, a single woman.

who produced FL Drivers License # _____ as identification.
B632-171-52-633,
Expires 04-13-94

(8) Shelby Jeane Macey
Notary Public-Signatory Only
My Commission Expires: (9) _____
Shelby Jeane Macey

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCTOBER 24, 1998
DENNIS-DEAN-MCCORMICK & ASSOCIATES



(10) (AFFIX NOTARY SEAL)

This instrument was prepared by and return to
Jennifer Duca
of Southeast Title Insurance Agency, Inc.,
phone (904)-683-8988, as a necessary incident
to the fulfillment of conditions contained
in a title insurance commitment issued by it.
REF: File #C9307134

Page 2 of 2
This document is the second page of a Warranty Deed.

778293
FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
93 SEP 7 PM 2 31
VERIFIED BY:
CS
D.C.

BK0998FG0046

EXHIBIT "A"

A portion of Lot 20 in Block 30, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Pages 31 - 53 inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, Public Records of Citrus County, Florida, being more particularly described as follows:

Commence at the most Easterly corner of Lot 20 in Block 30, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Pages 31 - 53 inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52, and 53, Public Records of Citrus County, Florida, said point being on a curve, concaved Northwesterly, having a central angle of $15^{\circ} 43' 37''$ and a radius of 875 feet, thence Southwesterly along the arc of said curve and along the Southeasterly line of said Lot 20, a distance of 2.01 feet to the POINT OF BEGINNING, (chord bearing and distance between said points being $S 56^{\circ} 24' 09'' W.$ 2.01 feet), thence continue Southwesterly along the arc of said curve and along said Southeasterly line a distance of 40.01 feet to a point (chord bearing and distance between said points being $S 57^{\circ} 46' 41'' W.$ 40.01 feet), thence $N 32^{\circ} 07' 40'' W.$ 85.17 feet, more or less, to a point on the waters of a canal, thence $N 50^{\circ} 56' 18'' E.$ along said waters a distance of 39.89 feet to a point that bears $N 32^{\circ} 23' 15'' W.$ from the Point of Beginning, thence $S 32^{\circ} 23' 15'' E.$ 89.93 feet, more or less, to the Point of Beginning.