

6.00  
279.3055  
6.00 net  
279.3055

# This Warranty Deed

Made this 16<sup>th</sup> day of August A.D. 19 99  
by TERRY L. MATTHEWS AND JEAN SMITH  
MATTHEWS, HIS WIFE

hereinafter called the grantor, to  
EDWIN MOORE AND KATHLEEN MOORE, HIS WIFE

whose post office address is:  
6310 S Coronado Terrace  
Lecanto, FL 34461

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument, their 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 14, BLOCK A, EL DORADO ESTATES, according to the plat  
thereof recorded in Plat Book 11, Pages 35 and 36, public  
records of Citrus County, Florida.

SUBJECT TO Restrictions and Easements of record.

TOGETHER WITH 1991 DEST/Title #49435593 & 49405161 doublewide mobile home.

Parcel Identification Number: 02 20S18E0020 000A0 0140 / KDE

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 accruing subsequent to December 31, 19 98

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:

*Bernadette Doherty*  
Name: Witness One

BERNADETTE DOHERTY  
Name: Witness Name Printed

*Ali Endicott*  
Name: Witness Two

ALI ENDICOTT  
Name: Witness Name Printed

*Terry L. Matthews*  
Name & Address: TERRY L. MATTHEWS  
51 PARKERS POINT BOULEVARD, FORKED RIVER, NJ 08731

*Jean Smith Matthews*  
Name & Address: JEAN SMITH MATTHEWS  
51 PARKERS POINT BOULEVARD, FORKED RIVER, NJ 08731

Name & Address:

Name & Address:

State of FLORIDA  
County of Citrus

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of August, 19 99,  
by TERRY L. MATTHEWS AND JEAN SMITH MATTHEWS, HIS WIFE

who is personally known to me or who has produced NJ DRIVERS LIC as identification.

PREPARED BY AND  
RECORD AND RETURN TO:  
DONNA JO MARLOWE/bd  
Crystal River Title Company  
Post Office Box 1437  
Crystal River, Florida 34423  
File No: C99-61068

*Bernadette Doherty*  
Notary Public  
Print Name: BERNADETTE DOHERTY  
My Commission Expires:



FILED & RECORDED  
CITRUS COUNTY Florida  
BETTY STRIFLER, CLERK

1088572

VERIFIED BY:

D.C.

Documentary Tax Paid  
\$ 279.30  
Intangible Tax Paid  
\$ -0-  
Betty Strifler,  
Clerk of Circuit Court,  
Citrus County, Florida

1999 AUG 19 PM 3:07  
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