

2003059871 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.50
DOCUMENTARY TAX: \$98.00
# 2003059871 BK: 1647 PG: 858-860
09/30/2003 09:33 AM 3 PGS
LPATRICOFF, DC Receipt #034909

Betty Strifler Clerk of the Circuit Court Citrus County Florida

## **Document Leader Page**

The following document has been recorded in the Official Records of Citrus County, Florida.

This certificate has been added to your document in compliance with

Florida Statute 695.26(1)(e).



This page has been recorded as a permanent part of your document.

Please do not remove.

This instrument prepared by: Carl A. Bertoch, Esq.

Carl A. Bertoch, P.A.

Address:

7655 West Gulf to Lake Highway

Suite 13

Crystal River, FL 34429

Grantees SS No.: Cecil J. Edwards

Chris O. Edwards

SAVE THIS LINE FOR RECORDING DATA \_\_\_\_\_

## WARRANTY DEED

Property Appraiser's

Parcel Identification No.: 19834360

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

THIS INDENTURE, made and executed this 16<sup>th</sup> day of September, 2003, BETWEEN CRYSTAL MANOR DEVELOPMENT PROPERTIES, INC., a corporation existing under the laws of the state of Florida, and having its principal place of business at Keystone Executive Plaza, 12555 Biscayne Boulevard, Suite 711, North Miami Beach, Florida 33181, hereinafter called the Grantor, to CECIL J. EDWARDS and CHRIS O. EDWARDS, his wife, whose address is 95 Ora Vista Brae, Greer, SC 29651-8840, called the Grantees:

(Whenever 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 corporation.)

**WITNESSETH:** That said Grantor, for and in consideration of the sum of Thirteen Thousand Nine Hundred Ninety and No/100 Dollars (\$13,990.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto Grantees, all that certain land situate, lying and being in Citrus County, Florida, viz:

Lot 42 Block 14 CRYSTAL MANOR, UNIT NO. 1, according to the plat thereof recorded in Plat Book 8, Pages 82 - 92, of the Public Records of Citrus County, Florida, subject to the following Special Exceptions:

- 1. Taxes for the year 2003 and all subsequent years.
- 2. Easement for drainage and public utilities as reserved on said plat.
- 3. Special limerock assessment levied by Citrus County (Res. No. 86-62) as to various lots in Unit No. 1.
- Rights of way easement in favor of Withlacoochee River Electric Cooperative, Inc., filed May 15, 1975, in Official Records Book 399, page 116, Public Records of Citrus County, Florida.
- Covenants and restrictions as contained in Official Records Book 304, Page 354, Amendment in Official Record Book 419, Page 589, all of the Public Records of Citrus County, Florida.

Title to the lands described herein has not been examined by the preparor of this Deed.

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 Grantees 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 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 as noted above.



**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.

Signed sealed and delivered in our presence:

**CRYSTAL MANOR DEVELOPMENT PROPERTIES, INC., a Florida corporation** 

WITNESSES:	1101
L.R. Ciaranella	ву:
L.R. CIARAMELLA	HOWARD ALTER, President Keystone Executive Plaza
(Print Name of Witness)	12555 Biscayné Boulevard Suite 711 North Mismi, Florido 22484
4224 W BRIG AVE	North Miami, Florida 33181
(Address)	
SRIG NU 08203 Grannie Bapinta	
Jeannie Gapinski	
(Print Name of Witness) 4352 Namber Beach Blad.	
4252 Harbor Beach Blood. Bugantine, no 08203	
(Address)	
STATE OF NEW JERSEY ) ) ss:	
COUNTY OF ATLANTIC CITY )	
personally appeared HOWARD ALTER,	e me, an officer duly qualified to take acknowledgments, President, of CRYSTAL MANOR DEVELOPMENT
foregoing deed, and he acknowledged execut	on behalf of the Corporation, named as Grantor in the ing the same in the presence of two subscribing witnesses
freely and voluntarily under authority duly ve	sted in him by said Corporation and that the seal affixed

witness my hand and official seal in the County and State last aforesaid this day of September 2003.

thereto is the true corporate seal of said Corporation. He is personally known to me and did not take an

**Notary Seal** 

Notary Public State of Florida at Large

(Print Name of Notary)

Cinthia Torres
Notary Public of New Jersey
Viv Commission Expires 7-19-2006