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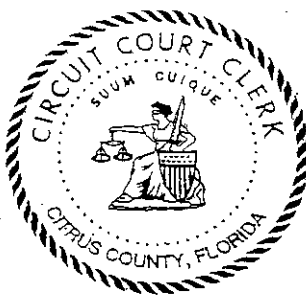
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This instrument prepared by: Carl A. Bertoch, Esq.  
Carl A. Bertoch, P.A.  
Address: 7655 West Gulf to Lake Highway  
Suite 13  
Crystal River, FL 34429

Property Appraiser's  
Parcel Identification No.: 19834360

Grantees SS No.:  
Cecil J. Edwards  
Chris O. Edwards



SAVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

(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.
4. 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.
5. 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.

