

WARRANTY DEED

THIS WARRANTY DEED made and executed this 1st day of December, 1988 by FLORIDA GENERAL EQUITIES, INC., a corporation existing under the laws of the State of Florida, and having its principal place of business at 3250 Mary Street, Coconut Grove, Florida 33133, hereinafter called Grantor, to CRYSTAL MANOR DEVELOPMENT PROPERTIES, INC., a corporation existing under the laws of the State of Florida, with its permanent post office address at 4430 Prairie Avenue, Miami Beach, Florida 33140, 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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, 154 lots situated in Citrus County, Florida and identified on the plats of Crystal Manor, Units 1, 1A, 2, and 3, which lots are identified more specifically on Exhibit "A" attached hereto as well as the plats of the Units referred to above.

1. Taxes for the year 1988 and all subsequent years.
2. Special Assessments for the year 1988 and all subsequent years.
3. Easements for drainage and public utilities as reserved on said plat.
4. Right of way easement in favor of Withlacoochee River Electric Cooperative, Inc., filed May 15, 1975 and recorded in Official Record Book 399, Page 116, Public Records of Citrus County, Florida.
5. Covenants and restrictions as contained in Official Record Book 304, Page 354, amended in Official Record Book 419, Page 589, (as to Crystal Manor Unit No. 1) and Official Record Book 313, Page 798, amended in Official Record Book 419, Page 587 (as to Crystal Manor Unit No. 2) and Official Record Book 320, Page 495, amended Official Record Book 419, Page 585, re-recorded in Official Record Book 576, Page 1809 (as to Crystal Manor, Unit No. 3) all in the Public Records of Citrus County, Florida.

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 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.

BOOK 800 PAGE 1857

Return to Crystal Manor
FILE # 88-30337

Jennifer Vickers 12-21-88

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.

ATTEST: Kay Miller
Kay Miller, Secretary

FLORIDA GENERAL EQUITIES, INC.

(SEAL)
[Signature]
Witness
[Signature]
Witness

By: Martin M. Weiss
Martin M. Weiss, President

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Martin M. Weiss and Kay Miller, well known to me to be the President and Secretary respectively of the corporation named as Grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnessess freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of December, 1988.

[Signature]
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 6, 1993
BUNDLED THIRD GENERAL INC. UND.

My Commission Expires:

[Signature]
88 DEC 20 AM 10 33
NOTARY PUBLIC
BUNDLED THIRD GENERAL INC. UND.

565107

This Instrument prepared by:

Carl A. Bertoch, Esq.
Bertoch and Bosanko, P.A.
P.O. Box 683
Beverly Hills, Florida 32665

BOOK 800 PAGE 1858

Jennifer Vickers 12-21-88

EXHIBIT "A"

Lots 3, 7, Block 129; Lots 2, 15, 16, Block 132; Lot 13, Block 133; Lots 10, 11, 13, Block 134; Lot 4, Block 137; Lot 5, Block 140; Lot 6, Block 141; Lot 16, Block 143; Lot 5, Block 148; Lots 3, 5, 6, 9, 10, 11, Block 149; Lots 13, 14, Block 151; Lot 1, Block 152; Lots 4, 10, Block 154; Lot 13, Block 157; Lot 13, Block 161; Lot 7, Block 168; Lots 1, 3, 10, Block 169; Lot 6, Block 170; Lot 12, Block 173; Lots 1, 15, Block 181; Lots 11, 13, 14, Block 191, of CRYSTAL MANOR UNIT NO. 3, according to the map or plat thereof recorded in Plat Book 8, pages 136 thru 152, inclusive, public records of Citrus County, Florida.

AND

Lot 8, Block 165 of A REPLAT OF A PORTION OF UNIT NO. 2 AND A PORTION OF UNIT NO. 3 CRYSTAL MANOR, according to the map or plat thereof recorded in Plat Book 11, pages 74, 75, 76, public records of Citrus County, Florida.

AND

Lot 9, Block 23; Lot 15, Block 27; Lot 13, Block 31; Lot 3, Block 33; Lot 3, Block 34; Lot 8, Block 38; Lots 5, 6, Block 42; Lot 4, Block 44; Lot 5, Block 48; Lot 6, Block 49; Lots 5, 9, Block 53; Lot 2, Block 54; Lot 2, Block 57; Lots 9, 10, Block 63; Lots 1, 2, Block 65; Lots 2, 3, 4, 5, Block 66; Lots 1, 2, Block 77; Lot 2, Block 81; Lot 4, Block 85; Lot 5, Block 87; Lot 4, Block 90; Lot 4, Block 91; Lot 7, Block 93; Lot 4, Block 97; Lot 4, Block 99; Lot 10, Block 100; Lots 9, 10, Block 102; Lots 7, 10, 16, Block 104; Lot 2, Block 105; Lots 15, 16, Block 106; Lots 3, 13, Block 108; Lot 7, Block 109; Lot 2, Block 110; Lots 11, 12, Block 112; Lots 7, 16, Block 113; Lot 5, Block 116; Lots 3, 12, Block 119; Lots 3, 6, Block 122; Lots 1, 12, Block 123; Lot 10, Block 125 of CRYSTAL MANOR UNIT NO. 2, according the map or plat thereof recorded in Plat Book 8, pages 112 thru 134, public records of Citrus County, Florida.

AND

Lot 4, Block 51 of A REPLAT OF A PORTION OF UNIT NO. 2 AND A PORTION OF UNIT NO. 3 CRYSTAL MANOR, according to the map or plat thereof recorded in Plat Book 11, pages 74, 75, 76, public records of Citrus County, Florida.

AND

Tract A, Lot 13, Block 1; Lot 2, Block 2; Lots 6, 9, 10, 12, 20, 21, 23, 25, Block 3; Lots 15, 16, 20, Block 4; Lots 15, 21, Block 5; Lots 14, 21, Block 6; Lots 2, 16, 18, 19, 22, Block 8; Lot 4, Block 9; Lot 4, Block 10; Lots 26, 30, Block 11; Lots 1, 19, 20, 28, 29, 38, 41, 42, Block 12; Lots 9, 12, 19, Block 13; Lots 22, 32, 38, 42, 49, 52, Block 14; Lots 5, 6, Block 16; Lots 14, 25, Block 18; Lots 5, 6, 13, 14, 15, Block 19; Lot 2, Block 20; Lot 29, Block 21 of CRYSTAL MANOR UNIT NO. 1, according to the map or plat thereof recorded in Plat Book 8, pages 82 thru 92, inclusive, public records of Citrus County, Florida.

AND

Lot 3, CRYSTAL MANOR UNIT NO. 1A, according to the map or plat thereof recorded in Plat Book 11, pages 26 and 27, public records of Citrus County, Florida.