

This Instrument Prepared By:
William J. "Skip" Hudson, President
Land Title Insurance
of Citrus County, Inc.
P.O. Box 2049-Homosassa Springs, FL 34447
521 W. Ft. Island Trail-Suite E-Crystal River, FL 34429
In Connection With The Issuance of a
Title Insurance Policy.

Property Appraiser's Parcel Identification (Folio) Number(s):
AK# 2468912
Grantee(s) S.S. #s):

BK 0951 PG 2143

WARRANTY DEED
INDIVID. TO INDIVID

731969
FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFLER, CLERK
92 SEP 11 AM 9 42
VERIFIED BY:
D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 28th day of August A.D. 19 92 by

Joseph Rizzo, a single man,
hereinafter called the grantor, to

Terry L. Matthews and Jean Smith Matthews, his wife,
whose post office address is 950 Coolidge Av., Whiting, NJ 08759

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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Citrus County, State of Florida, viz:

Lot 14, Block A, EL DORADO ESTATES, according to the map or plat thereof as recorded in Plat Book 11, pages 35 and 36, public records of Citrus County, Florida.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
SEP 11 '92 55.30

- Subject to easements and restrictions of record.

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, and hereby 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 91.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Clyde J. Walters
Clyde J. Walters
Frank Ferguson
FERGUSON, FRANK

Joseph Rizzo
Joseph Rizzo
6372 Woodland Blvd., Pinellas Park, FL 34669

Signature
Printed Signature
Signature
Printed Signature

Signature
Printed Signature
Post Office Address

STATE OF Florida
COUNTY OF Pinellas
Joseph Rizzo, a single man,

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that _____ executed the same, that I relied upon the following form of identification of the above-named person: _____ and that an oath (was) (was not) taken.
FLORIDA DRIVERS LICENSE
(TYPE OF IDENTIFICATION)
NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 28th day of August, A.D. 19 92
Marilynn Tuten
Marilynn Tuten

