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20-2

WARRANTY DEED

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE

1115 RG Printing Co. Internet FL (904) 726 2026

This Warranty Deed

Made the 20<sup>th</sup> day of October, 1986  
P.B. = OCT 14 '86  
11121

October A. D. 19 86 by

Daniel L. Sandlin and Nancy Sandlin, his wife

hereinafter called the grantor, to

Dennis G. Shetterley and Gwen J. Shetterley his wife

whose postoffice address is P.O. Box 3402

hereinafter called the grantees: Homosassa Springs, FL 32647

(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 grantees, all that certain land situate in CITRUS County, Florida, viz:

Lot 9: That portion of Lot 55 of GREEN ACRES, Addition No. 1, according to the map or plat thereof as recorded in Plat Book 5, pages 6 and 7, public records of Citrus County, Florida, described as follows:

Commence at the NE corner of said Lot 55 and go S 88 deg. 22' 40" W for 168 feet, thence S 0 deg. 21' 22" E for 509.60 feet to the Point of Beginning, thence S 88 deg. 22' 40" W for 168.66 feet to a point on the West line of said Lot 55, thence N 0 deg. 23' 40" E along the West line of Lot 55 for 127.40 feet, thence N 88 deg. 22' 40" E 168.69 feet, thence S 0 deg. 21' 22" E for 127.40 feet to the Point of Beginning. Subject to an easement over the East 15 feet of the above described property.

Together with an easement for ingress and egress, described as follows: An easement 30 feet wide being 15 feet on either side of the following described centerline; Commence on the North line of Lot 55 at a point S 88 deg. 22' 40" W 168 feet from the NE corner of said Lot, thence S 0 deg. 21' 22" W for 664.49 feet to the South line of Lot 55 and the North line of Meadows Street and the Point of Termination of said easement.

**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, 1985 & easements and restrictions of record.

**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:

1. *[Signature]*  
2. *[Signature]*  
2 witnesses please

*[Signature]*  
Daniel L. Sandlin  
*[Signature]*  
Nancy Sandlin,

STATE OF OHIO  
COUNTY OF WARREN

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Daniel L. Sandlin and Nancy Sandlin, his wife

to me known to be the persons described in and who executed the foregoing instrument and have acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3<sup>rd</sup> day of October, A. D. 19 86

*[Signature]* JAMES MYERS  
Notary Public  
My Commission Expires: Notary Public, State of Ohio  
My Commission Expires Jan. 3, 19

This Instrument Prepared By:  
William J. "Skip" Hudson, President  
Land Title Insurance  
of Citrus County, Inc.  
P.O. Box 2049 - Homosassa Springs, FL 32647  
In Connection With The Issuance of a  
Title Insurance Policy.

RECORDED  
OCT 14 AM 9 59  
BOOK 716 PAGE 0304  
466769

LAND TITLE FILE NO. 67-10052

JENNIFER VLAARDIA 10 10 11