

WARRANTY DEED

This Warranty Deed Made the 26 day of June A. D. 1987 by

Lois McAllister

hereinafter called the grantor, to

Marilyn T. Richardson, a married woman,

whose postoffice address is 21 Hillcrest Dr., Smithtown, N.Y. 11787

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their 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, releases, conveys and confirms unto the grantee, all that certain land situate in Citrus County, Florida, viz:

The East 1/2 of Lot 33, HOMOSASSA HIGHLANDS, according to the map or plat thereof as recorded in Plat Book 7, page 33, public records of Citrus County, Florida

Grantor hereby certifies that the above described lands do not constitute her homestead, nor are said lands contiguous to lands upon which Grantor claims or maintains her homestead.

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. ... MARKING PLANS FOR THE USE OF THIS PROPERTY

LAND TITLE FILE NO. ... FLORIDA ... STAMP ...

5.00

50000

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, 1986 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 to our presence:

1. [Signature]

[Signature] Lois McAllister

2. [Signature] witnesses please

STATE OF Ontario COUNTY OF Muskoka

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

Lois McAllister

to me known to be the person described in and who executed the foregoing instrument and has acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of June A. D. 1987

[Signature] Notary Public

My Commission Expires: NA

This Instrument Prepared By: William J. "Skip" Hudson, President Land Title Insurance of Citrus County, Inc. P.O. Box 2049 - Homosassa Springs, FL 32847

In Connection With The Issuance of a Title Insurance Policy.

SPACE BELOW FOR RECORDERS USE

BOOK 748 PAGE 0754

Jennifer Vickers 7-31-87