

CRYSTAL RIVER TITLE COMPANY, INC. $\frac{620.00}{625.00}$ 5.00

THIS WARRANTY DEED, Made this 23 day of July A. D. 1986

between DOLORES H. CLARK, a single woman

hereinafter

called the Grantor, and RONALD E. KITCHEN and BARBARA KITCHEN, his wife and RONALD E. KITCHEN, JR. and ELIZABETH W. KITCHEN, his wife

whose mailing address is: 220 SE 2nd Place
Crystal River, Fla. 32629

hereinafter called the Grantee,

WITNESSETH, That the said Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations to said Grantor in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, and sold unto the said Grantee, and Grantee's heirs, or successors, and assigns forever, all that certain parcel of land in the County of Citrus and State of Florida, to wit:

Lot 19, SPRINGDALE ADDITION TO SPRINGS O' PARADISE, according to a plat thereof recorded in Plat Book 5, Page 38, Public Records of Citrus County, Florida.

SUBJECT TO RESTRICTIONS OF RECORD.

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING
YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY

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 said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1986 and subsequent. ("Grantor" and "Grantee" are used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires.)

Signed, Sealed and Delivered in Our Presence:

(Wit.) Marcelene Miller

Dolores H. Clark (Seal)
Dolores H. Clark

(Wit.) Eileen Duppelder

(Seal)

(Wit.) _____ (Seal)

(Wit.) _____ (Seal)

State of Florida
County of Citrus

I HEREBY CERTIFY, That on this 23 day of

July, A. D., 1986 before me, an officer duly authorized in the State and County aforesaid to

take acknowledgements, personally appeared _____

DOLORES H. CLARK, a single woman

to me known to be the person described in and who executed the foregoing conveyance and acknowledged before me that he executed the same.

WITNESS My signature and official seal in the County and State last aforesaid.

Eileen Duppelder
Notary Public

My Commission Expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG. 5, 1983
RENDED THRU GENERAL INS. UND.

BOOK 708 PAGE 0158

This Instrument was prepared by:

JACK GEISINGER, of Crystal River Title Company, Inc. Post Office Box 1437 Crystal River, Fla. 32629 incident to the issuance of a title insurance policy.

RETURN TO:
Crystal River Title Co., Inc.

File # 86-20717



(Affix Notary Seal above)

457200

AM 9 25

BY: JH D.C.

CITRUS COUNTY

005615



Freddie Hahling 7-29-86