

Name: VanNess & VanNess, P.A.
6206 West Corporate Oaks Drive
Crystal River, FL 34429

BK 059 71 PG 1175

This Instrument Prepared by: Thomas M. VanNess, Jr.
VanNess & VanNess, P.A.
Address: 6206 West Corporate Oaks Drive
Crystal River, FL 34429

93 FEB 22 PM 2 43

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY C. HOFFER, CLERK

751544

Property Appraisers Parcel Identification (Folio) Number(s):
21 187 7E 0180 0190
Grantee(s) S.S. #(s): 230 - 84 - 8750

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6/5/87

This Warranty Deed Made the 12th day of February A.D. 19 93 by
RONALD E. KITCHEN and BARBARA KITCHEN, his wife
hereinafter called the grantor, to RONALD E. KITCHEN, JR., a single man

whose post office address is 220 Southeast Second Place, Crystal River, FL 34429
hereinafter called the grantee:

(Whoever 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 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, reference to which shall not act to reimpose the same.

THIS DEED PREPARED AT THE DIRECTION OF THE GRANTOR WITHOUT THE BENEFIT OF A TITLE SEARCH.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
87.50

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, 1992.

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:

x Paula C. Schmitt
Signature

Paula C. Schmitt
Printed Signature

x Debra J. Solley
Signature

Debra J. Solley
Printed Signature

x Debra J. Solley
Signature

Debra J. Solley
Printed Signature

x Paula C. Schmitt
Signature

Paula C. Schmitt
Printed Signature

x Ronald E. Kitchen
Signature

RONALD E. KITCHEN
Printed Signature
220 S.E. Second Place
Crystal River, FL 34429
Post Office Address

x Barbara Kitchen
Signature

BARBARA KITCHEN
Printed Signature
220 S.E. Second Place
Crystal River, FL 34429
Post Office Address

STATE OF Florida
COUNTY OF Citrus

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

RONALD E. KITCHEN and BARBARA KITCHEN, his wife

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named persons: drivers' licenses and that an oath (was not) taken.

NOTARY RUBBER STAMP SEAL



Notary Public, State of Florida
PAULA C. SCHMITT
My Comm. Exp. June 21, 1996
Comm. No. 79536

Witness my hand and official seal in the County and State last aforesaid this 12th day of February, A.D. 19 93.

x Paula C. Schmitt
Notary Signature

Paula C. Schmitt
Printed Notary Signature