

7740-22
42.90 Doc
6.27 Fee
22.40 Doc
14.40 211
85.30

WARRANTY DEED

THIS INDENTURE, Made this 3rd day of April, A.D., 1991, between BROOKRIDGE, INC., a corporation organized and existing under the laws of the State of Florida, and having its principal office and place of business in the City of Brooksville, State of Florida, Grantor, and LOPER-GREENE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION

of the County of _____, State of Florida, Grantee, whose mailing address is 1825 U. S. 41, North, Inverness, Florida 32650-2412

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable considerations, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its ~~heirs~~ ^{successors} and assigns forever, the following described lands, situate, lying and being in the County of Hernando, State of Florida, to-wit: LOT 93, BLOCK 29, of BROOKRIDGE COMMUNITY, UNIT NO. 4, as per plat thereof as recorded in Plat Book 16, Page 14-21, of the Public Records of Hernando County, Florida.

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 the year 1991 and subsequent years, and restrictions, reservations, and easements of record; and:

"This conveyance is subject to a vendor's lien in favor of Grantor, with a principal balance, as of this date, in the amount of \$ 7,000.00. This vendor's lien is payable at the rate of \$ 75.25 per month, including interest at the rate of 10% per annum, until the entire Purchase Price including interest is paid. Upon payment in full of this vendor's lien, the Grantor shall record upon the public records a satisfaction of this vendor's lien, and mail to the Grantee the original recorded satisfaction of vendor's lien."

Documentary Tax Pd. \$ 22.40
Intangible Tax Pd. \$ 14.00
Karen Nicolai, Clerk of Circuit Ct.
Hernando County, Florida
By [Signature] D.C.

Documentary Tax Pd. \$ 42.90
Intangible Tax Pd. \$ —
Karen Nicolai, Clerk of Circuit Ct.
Hernando County, Florida
By [Signature] D.C.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its proper officers and its corporate seal to be affixed hereto the day and year first above written.

ATTEST: [Signature]
Shirley Aiken, Assistant Secretary

BROOKRIDGE, INC.
By [Signature]
Charles M. Sasser, Jr., President

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]
STATE OF FLORIDA
COUNTY OF HERNANDO) 011691

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL
91 APR 19 PM 4:04

I HEREBY CERTIFY, That on this 3rd day of April, A.D., 1991, before me personally appeared Charles M. Sasser, Jr., and Shirley Aiken, respectively, President and Assistant Secretary of BROOKRIDGE, INC., a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation.

WITNESS my hand and official seal the date aforesaid.

O. R. 816 P6 1817

[Signature]
Notary Public
My Commission Expires: _____
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JULY 14, 1992
BOICED TIFU GENERAL INS. LTD.

This Instrument Prepared By [Signature]
For CHARLES M. SASSER, JR., ATTORNEY AT LAW
50 HIGHPOINT BLVD. BROOKSVILLE, FLA. 34512

BROOKRIDGE, INC.
7300 BROOKRIDGE CENTRAL BLVD
BROOKSVILLE, FL 34613-5954