

Documentary Tax paid \$ 450.00
Intangible Tax paid \$ 5
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: CL D.C.

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1219373

VERIFIED BY:

AR D.C.

PREPARED BY & RETURN TO:
WILLIAM N. ASMA, ESQUIRE
WILLIAM N. ASMA P.A.
886 S. Dillard Street
Winter Garden, FL 34787

WARRANTY DEED

MADE AND EXECUTED this 9th day of October, 2001.

BY: Riverwood Ranch, Inc., a Florida corporation, whose address is 5389 Conroy Road, Orlando, Florida 32811, hereinafter called the Grantor.

TO: Mark Widowski & Cynthia Widowski, husband and wife, whose address is 58 West Highway North, Wentzville, MO. 63385, hereinafter called the Grantees.

WITNESSETH, That said Grantor, in and for consideration of the sum of \$10.00 and other good and valuable consideration, the receipt whereof is hereby acknowledged, do grant, bargain, sell, alienate, remise, release, convey, and confirm unto the Grantee, all that certain land situate in **CITRUS COUNTY, Florida**, to-wit :

A portion of section 9, township 17 South, Range 17 East Lot 3, Block A, Unrecorded Riverwood Ranch, Commence at the Northeast corner of Lot 15, Riverwood Shores, Plat Book 3, Page 21, public records of Citrus County, Florida; THENCE S77° 40',31"E along the Northerly right of way line of Riverwood Drive as shown on said plat 66.00 feet to a point on the Easterly right of way line of said Riverwood Drive; THENCE S12° 19', 29"W along said Easterly right of way line 28.84 feet to a point on the Northerly right of way line of a fifty foot wide county road described in official record book 57, page 524, public records of Citrus County, Florida; THENCE along said right of way line the following courses and distances N69° 00',32"E 208.26 feet to the PC of a curve concave Northwesterly having a radius of 339.89 feet and a central angle of 25° 31',20"; THENCE Northeasterly along the arc of said curve to the left 151.40 feet to the P.R.C. with a curve (chord bearing and distance between said points being N56° 14',52"E and 150.15 feet) concave Southeasterly having a radius of 382.57 feet and a central angle of 19° 52',10"; THENCE Northeasterly along the arc of said curve to the right 132.67 feet to the P.T. of said curve (chord bearing and distance between said points being N53° 25',17"E and 132.01 feet); THENCE 63° 21',22"E a distance of 37.31 feet to the POINT OF BEGINNING; THENCE continue N63° 21',22"E a distance of 104.08 feet; THENCE N42° 44',30"W a distance of 492.93 feet to the waters of the Withlacoochee River backwaters (Lake Rousseau); THENCE S42° 06',07"W along said waters 100.41 feet to a point that bears N42° 44',30"W from the point of beginning; THENCE S42° 44',30"E a distance of 455.05 feet to the POINT OF BEGINNING. Contains 1.09 acres M.O.L.

This is not the Homestead Property of the Grantor.

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TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land; that he hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001, and easements and restrictions of record, if any.

(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.)

IN WITNESS WHEREOF, Grantor has set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of :

Candice K. Powell
Witness Name: CANDICE K. POWELL

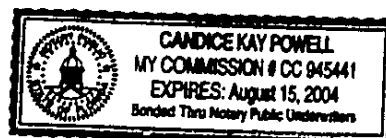
Michael Seymour
Michael Seymour, Vice-President of
Riverwood Ranch, Inc.

LaDonna Eastman
Witness Name: LADONNA EASTMAN

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of September, 2001, by Michael Seymour, Vice-President of Riverwood Ranch, Inc., who is personally known to me or who has produced _____ as identification.

Candice Kay Powell
Notary Public
My Commission expires:



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