

1350

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

410

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

BOOK 709 PAGE 862

This instrument was prepared by:

John P. McKeever

of the Law Office of
PATRICK, MACKAY & MCKEEVER, P.A.
P. O. Box 1668
OCALA, FLORIDA 32670

BOOK 711 PAGE 591

This Indenture, Made this 9th day of October

19 75. Between

JOHN F. LANE and his wife, ELAINE C. LANE

of the County of Marion, State of Florida, grantor*, and

JAMES W. LEE and his wife, MARJORIE LOUISE LEE

whose post office address is 2032 SE 12th Street Ocala 32670of the County of MARION, State of FLORIDA, grantee*.

Witnesseth, That said grantor, for and in consideration of the sum of Ten and no/100-----

Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Parcel No. 1: Commence at the SE corner of WOODFIELDS, Unit III, as per plat thereof recorded in Plat Book "C", Page 93, Public Records of Marion County, Florida, thence South 50.0 feet, thence East 859.65 feet for the Point of Beginning; thence S. 0°10' W. 263.87 feet, thence N. 89°58'10" E. 110.0 feet, thence N. 0°10' E. 263.81 feet thence West 110.0 feet to the Point of Beginning.

Parcel No. 2: The West 40 feet of Lot 2, Block "F", WOODFIELDS, Unit No. 6, as per plat thereof recorded in Plat Book "F", Page 75, Public Records of Marion County, Florida.

SUBJECT to taxes for 1975 and subsequent years, Restrictive Covenants shown in Official Records Book 350, Page 263, and Amended in Official Records Book 359, Page 539.

Utility Easement over the East 10 feet and over the South 20 feet as to Parcel No. 1 for public utilities and maintenance thereof.

Utility Easement of 10 feet across the South end of lot for public utilities and maintenance thereof, as to Parcel No. 2.

(continued on reverse side)
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Joan N. MacDowell
Joan N. MacDowell

John F. Lane (Seal)
John F. Lane

Elaine C. Lane (Seal)
Elaine C. Lane

(Seal)

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared John P. Lane and his wife, Elaine C. Lane

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

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of October 19 75.

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires July 11, 1978

Filed and recorded OCT 10 1975 in O. R. Book 711 Page 862
Record Verified. John E. Nicholson, Clerk of Circuit Court, Marion Co. Fla.
By John E. Nicholson D. C.

Stamps on other side.

10' east
20' south
parcels 1+2

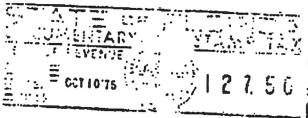
BOOK 711 PAGE 592

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BOOK 709 PAGE 863

SUBJECT to that certain mortgage to Ocala Federal Savings and Loan Association dated and filed March 26, 1974, and recorded in Official Records Book 621, Page 700, public records of Marion County, Florida, as to Parcel #1, securing a promissory note having an outstanding balance of \$ 31,156.58, which grantees assume and agree to pay.

DEED BEING RE-RECORDED TO CORRECT ERROR IN LEGAL DESCRIPTION.



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Filed and recorded OCT 10 1975 in O. R. Book 709 Page 862
Record Verified. John F. Nicholson, Clerk of Circuit Court, Marion Co. Fla.
By D. Miller D. C.

RE-FILED
1975 OCT 23 PM 3:55
CLERK CIRCUIT COURT
MARION COUNTY, FLA

RE
Filed and recorded OCT 23 1975 in O. R. Book 711 Page 591
Record Verified. John F. Nicholson, Clerk of Circuit Court, Marion Co. Fla.
By [Signature] D. C.