

FILE# 99-047645
HERNANDO COUNTY, FLORIDA

Parcel No. R26 422 19 0000 0170 0000

1050

WARRANTY DEED

RCD Oct 13 1999 03:54pm
KAREN NICOLAI, CLERK

THIS INDENTURE, made and entered into this 12th day of October, 1999, between BLUE WAVE INVESTMENTS, INC., a Florida corporation, f/k/a WILKERSON BOTTLE GAS, INC., a Florida corporation, whose mailing address is: 706 South Broad Street, Brooksville, Florida 34601, Grantor, and BLUE WAVE INVESTMENTS, INC., a Florida corporation, Grantee, whose mailing address is: 706 South Broad Street, Brooksville, Florida 34601;

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, lying and being situate in Hernando County, Florida, to-wit:

Commence at the NE corner (2" I.P.) of the NW 1/4 (1/4 corner between Sections 23 and 26) of Section 26, Township 22 South, Range 19 East, Hernando County, Florida; thence run South 0°27' East on the North and South 1/4 Section line of said Section 26 a distance of 1091.76 feet; thence run South 89°11' West a distance of 467.42 feet to the western right of way boundary of a proposed County Road (Aeriform Drive) and the Point of Beginning; thence run South 0°27" East on the western boundary of said road a distance of 208.71 feet to the northern right of way of State Road 50 (now State Road 50-A); thence run South 89°11' West on said right of way boundary 75 feet from and parallel to the center line a distance of 43.95 feet; thence run South 0°27' East a distance of 25 feet (change in right of way from 75 feet to 50 feet North of center line); thence on an Arc of 152.9 feet to the right of State Road 50 (now State Road 50-A) northern right of way boundary; thence run North 0°27' West a distance of 224 feet, more or less; thence run North 89°11' East a distance of 195.0 feet to the Point of Beginning. LESS the North 124.00 feet thereof.

This instrument was prepared from information supplied by the parties. No guarantee or opinion on title has been rendered by Johnston & Sasser, P.A.

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 Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor does hereby fully warrant 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 and assessment accruing subsequent to December 31, 1998.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Signed in our presence:

BLUE WAVE INVESTMENTS, INC.

Roxanne J. Bassett
Witness
ROXANNE J. BASSETT
(Printed Name of Witness)

BY: Claude D. Wilkerson V.P.
Claude D. Wilkerson, Vice
President

Kristen L. James
Witness
Kristen L. James
(Printed Name of Witness)

DEED DOC STAMPS 0.70
10/13/99 Deputy Clk

R This instrument was prepared by
David C. Sasser
JOHNSTON & SASSER, P.A.
P.O. Box 997
Brooksville, Florida 34605

STATE OF FLORIDA
COUNTY OF HERNANDO

**** OFFICIAL RECORDS ****
BK: 1298 PG: 1229

THE foregoing instrument was acknowledged before me by CLAUDE D. WILKERSON, as Vice President of BLUE WAVE INVESTMENTS, INC., a Florida corporation, who is personally known to me, or who produced _____, as identification, this 12th day of October, 1999.

Roxanne J. Bassett

Notary Public

