

This Warranty Deed

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

Made this 19th day of **November** A.D. 19 **99**
by **JOAN ROSE HOGARTH, A MARRIED WOMAN**

1103913

VERIFIED BY:
[Signature] D.C.

hereinafter called the grantor, to
SCOTT C. CLARK

Documentary Tax Paid
\$ 171.50
Intangible Tax Paid
\$ 0
Betty Strifler,
Clerk of Circuit Court,
Citrus County, Florida
By: [Signature] D.C.

whose post office address is: **1503 LYNN AVE.**
CLEARWATER, FL 33755

hereinafter called the grantee:

(Whenever used herein the term "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, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is said lands contiguous to lands owned or maintained as their homestead.

Parcel Identification Number: 17 20S21E 2A0B0 0090

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; that the grantor hereby fully 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, 19 98.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kimberly L. Bianco
Name: Kimberly L. Bianco
Witness One

Joan Rose Hogarth
Name & Address: JOAN ROSE HOGARTH
1923 TASPON COURT, WESLEY CHAPEL, FL 33543 LS

Kimberly L. Bianco
Name: Kimberly L. Bianco
Witness Name Printed

Name & Address: _____ LS

[Signature]
Name: _____
Witness Two

Name & Address: _____ LS

B. DENISE STEVENSON
Name: B. DENISE STEVENSON
Witness Name Printed

Name & Address: _____ LS

State of **FLORIDA**
County of **CITRUS**

The foregoing instrument was acknowledged before me this 19th day of **November**, 19 **99**, by **JOAN ROSE HOGARTH, A MARRIED WOMAN**

who is personally known to me or who has produced FL DL as identification.

OFFICIAL NOTARY SEAL
KIMBERLY L. BIANCO
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. CC509761
MY COMMISSION EXP. OCT. 1, 2006

Kimberly L. Bianco
Notary Public
Print Name:
My Commission Expires: _____

PREPARED BY AND
RECORD & RETURN TO:
KIM BIANCO
CITRUS LAND TITLE
1904 West Main Street
Inverness, Florida 34452
File No: 99-0036

RE: OUR FILE # 99-0036

WD-1
5/93

Return to Citrus Land
Title, Inc.
File # 99-0036

1999 NO 24 AM 9:42

BK 1336 PG 0831

10.50 Rec
171.50 Doc

Schedule A

Commence at the NE corner of the NW1/4 of SE1/4 of Section 17, TOWNSHIP 20 SOUTH, RANGE 21 EAST, thence S. $0^{\circ} 03' 30''$ W., along the East line of said NW1/4 of SE1/4, a distance of 319.98 feet to a point on the Southerly right-of-way line of a 50 foot wide road, thence along said right-of-way line the following courses and distances: S. $80^{\circ} 49' 40''$ W. 895.56 feet, thence N. $78^{\circ} 45' 11''$ W. 138.87 feet, thence N. $37^{\circ} 24' 25''$ W. 236.04 feet to a point on the Northerly right-of-way line of a 50 foot wide road, thence S. $57^{\circ} 13' 58''$ W., along said Northerly right-of-way line, a distance of 610 feet to a point on the Westerly right-of-way line of a 50 foot wide road, thence N. $32^{\circ} 46' 02''$ W., along said Westerly right-of-way line, a distance of 170 feet to the P.C. of a curve, concaved Easterly, having a central angle of 40° and a radius of 162.37 feet, thence Northwesterly and Northeasterly, along the arc of said curve, and along said right-of-way line a distance of 113.36 feet to the P.T. of said curve, thence continue along said right-of-way line N. $7^{\circ} 13' 58''$ E. 201.70 feet to the POINT OF BEGINNING, thence continue N. $7^{\circ} 13' 58''$ E. along said right-of-way line a distance of 10 feet to a point on a cul-de-sac, concaved Southwesterly, having a central angle of 300° and a radius of 50 feet, thence Northwesterly and Northeasterly, along the arc of said cul-de-sac, a distance of 130.90 feet to a point (chord bearing and distance between said points being N. $22^{\circ} 13' 58''$ E. 96.59 feet), thence N. $7^{\circ} 13' 58''$ E. 77.75 feet, thence N. $58^{\circ} 51' 31''$ W. 11.70 feet, thence N. $73^{\circ} 39' 22''$ W. 118.29 feet, thence S. $39^{\circ} 05' 38''$ W. 206.16 feet, thence S. $12^{\circ} 59' 41''$ W. 19.77 feet, thence S. $80^{\circ} 08' 58''$ E. 213.52 feet to the POINT OF BEGINNING, being Lot 9, Block "B", of OLD OAKS, an unrecorded Subdivision.

SUBJECT TO an easement across the canal along the Northerly and Westerly boundaries thereof.

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

"The Board of County Commissioners of Citrus County, Florida is not responsible for, nor is any other governmental agency responsible for, the maintenance or improvement of any drive, road, street, easement or right-of-way providing ingress and egress to the property herein conveyed."