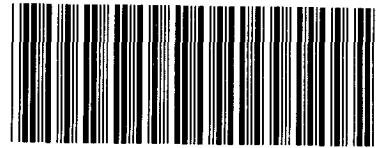


Record 2nd



2009026849 2 PGS

Prepared by / Return to: Stephen G. Sewell  
Attorney at Law  
Post Office Box 492722  
Leesburg, FL 34749-2722  
Attn: Gayle

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$0.70  
# 2009026849 BK: 2293 PG: 2414  
06/19/2009 10:58 AM 2 PGS  
TWITE,DC Receipt #020792

Property Appraiser's Parcel ID #: 13-20S-18E-0010-00B0-0101  
21-20S-18E-0020-000A0-0330

### WARRANTY DEED

**THIS WARRANTY DEED** Made the 12<sup>th</sup> day of June, 2009, by **MARY C. MANSER**, surviving spouse and unremarried widow of **JOHN E. MANSER**, deceased, whose address is 800 Lake Port Blvd., #H-209, Leesburg, Florida 34748, hereinafter called the *Grantor*\*, to **MARY C. MANSER**, an unmarried person, for life, remainder interest to the Trustee of **The Mary C. Manser Family Trust under Agreement dated December 8, 2008** (At the time of the execution of this Deed the Trustee of said trust is **MARY C. MANSER**, whose address also is 800 Lake Port Blvd., #H-209, Leesburg, Florida.), hereinafter called the *Grantee*\*.

(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.)

**WITNESSETH:** That the Grantor, for and in consideration of love and affection and in consideration of Grantor's desire to achieve Grantor's personal estate planning goals, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the following-described land, situate, lying and being in **Citrus County, Florida**, to-wit:

#### Parcel 1:

Lot 10-1: A Portion of Lot 10, Block B-B Cypress Village Sugarmill Woods, as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida: Begin at the SW corner of said Lot 10, Block B-B, thence N. 79°28'07" E., along the South line of said Lot 10, Block B-B, a distance of 117.77 feet; thence N. 00°19'34"W along a non-radial line a distance of 218.05 feet to the North line of said Lot 10, Block B-B, said point being on a curve concave Southeasterly, having a radius of 476.87 feet and a central angle of 22°32'15"; thence along the arc of said curve and the North line of said Lot 10, Block B-B, a distance of 112.53 feet, (chord bearing and distance between said points being S. 67°58'21"W., 112.27 feet), to the Point of a compound curve; thence along the arc of a curve concave Southeasterly a distance of 119.23 feet, said curve having a radius of 86.61 feet and a central angle of 76°52'45" (chord bearing and distance between said points being S. 21°46'22"W., 110.03 feet), to the Point of tangency; thence S. 17°40'00"E., along the Westerly line of said Lot 10, Block B-B, a distance of 100.00 feet to the Point of Beginning. The bearings herein refer to the assumed bearing N. 79°28'07"E., along the South line of Lot 10, Block B-B, Cypress Village Sugarmill Woods, as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

**SUBJECT TO** easements, covenants, restrictions, reservations, and easements of record, if any, which specifically are not hereby extended or reimposed.

Parcel 2:

Lot 33, in Bloc "A," of Southern Woods at Sugarmill Woods, according to the map or plat thereof as recorded in Plat Book 15, pages 55 through 72, inclusive Public Records of Citrus County, Florida.

**SUBJECT TO** easements, covenants, restrictions, reservations, and easements of record, if any, which specifically are not hereby extended or reimposed.

This Deed was prepared without the benefit of a title search, and the preparer of this Deed assumes no liability whatsoever for the status of the title to the subject property.

**FULL POWER AND AUTHORITY** is granted to the Grantee Trustee and to successor Trustees to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the subject real property or any of it; no person dealing with the Trustee or any successor Trustee shall be bound to see to the application of any purchase money mortgage or to inquire into the validity, expediency, or propriety of such sale or disposition.

**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, 2008.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed and delivered in  
the presence of:

Witness Signature

Cristina P. Simmons

Printed Name of Witness

Witness Signature

Gayle Rollins

Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 12th day of June, 2009, by **MARY C. MANSER**,

☐ who is personally known to me; or

☒ who has produced a Florida driver's license; or

☒ who has produced Florida ID Card as identification.

(SEAL)

Notary Public Signature

Gayle Rollins

Printed Name of Notary Public

My Commission Expires:

