

This instrument prepared by:  
Name: **Bill Hudson**  
Land Title of Citrus County, Inc.  
Address: **3899 S. Suncoast Blvd, Ste 100**  
**Homosassa, Fl. 34448**  
  
Return to: **Land Title of Citrus County, Inc.**  
**FILE NO. LT-31288**  
Address: **3899 S. Suncoast Blvd, Ste 100**  
**Homosassa, Fl. 34448**  
Property Appraisers Parcel Identification Number(s):  
**1957770**  
Grantee(s) S.S #'s:



2012034286 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$2,310.00  
# 2012034286 BK:2496 PG:183  
08/03/2012 11:46 AM 1 PG  
KHUGAR, DC Receipt #033005

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 30<sup>th</sup> day of July, 2012 by **Michael Mueller and Cecelia C. Mueller, husband and wife** whose street address is **823 SW Kings Bay Dr., Crystal River, FL 34429**, hereinafter called the grantor, to **9030 West Fort Island Trail, LLC, a Florida limited liability company** whose street address is \* 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)

%Auro Property Management, LLC 15261 Cortez Blvd. Brooksville, FL 34613\*

**WITNESSETH**, that the grantor, for and in consideration of the sum \$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, State of **FL**, is:

Parcel 34330 0010 in NW 1/4 of SW 1/4 of Section 27, Township 18 South, Range 17 East, lying and being situate in Citrus County, Florida, further described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 18 South, Range 17 East, said point also being the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 17 East, thence North 89° 56' 41" East along the South line of said Northwest 1/4 of the Southwest 1/4 a distance of 94.48 feet, thence North 0° 01' 34" West 384.73 feet, thence North 18° 27' 40" West 31 feet to the Point of Beginning, thence continue North 18° 27' 40" West 138.91 feet to a point on the Southeasterly right of way line of State Road No. 44, said Point also being on a curve, concaved Southeasterly, having a central angle of 14° 14' 50" and a radius of 1380.37 feet, thence Southwesterly along the arc of said curve distance of 54.76 feet to the P.T. of said curve (chord bearing and distance between said points being South 57° 31' 59" West 54.44 feet), thence South 57° 10' 01" West along said right of way line a distance of 30.63 feet, thence South 18° 27' 40" East 118.13 feet, thence North 71° 32' 20" East 82.50 feet to the Point of Beginning.

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with the 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, and hereby 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<sup>ST</sup>, 2011. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed, and delivered in the presence of:

Signature William S. Hudson

Printed Signature

Signature Beverly E. Sutton

Printed Signature

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2012 by **Michael Mueller and Cecelia C. Mueller, husband and wife**, who is personally known to me or who produced FL D.L. as identification and who did/did not take an oath.

Notary Public

My Commission Expires:

[seal]



**BEVERLY E. SUTTON**  
Notary Public, State Of Florida  
My Comm. Exp. may 19, 2014  
Comm. # DD399165

