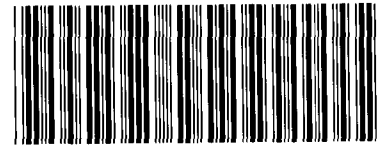


Prepared by and return to:  
Richard S. McIver, Esq.  
Kass, Shuler, Solomon, Spector  
Foyle & Singer, P.A.  
P.O. Box 800  
Tampa, Florida 33601-0800

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$27.00  
DOCUMENTARY TAX: \$0.70  
# 2013042892 BK: 2578 PG: 76  
09/09/2013 02:17 PM 3 PGS  
JCARROLL, DC Receipt #038215



2013042892 3 PGS

REO-130554

**WARRANTY DEED**

This WARRANTY DEED is made this 14<sup>th</sup> day of May, 2013 by and between CENLAR FSB as Grantor, whose post office address is 425 Phillips Blvd., Ewing, NJ 08618 and FEDERAL HOME LOAN MORTGAGE CORPORATION, its successors and/or assigns, as Grantee, whose post office address is 5000 Plano Pkwy, Carrollton, TX 75010. (All references to the parties herein shall include their heirs, personal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter).

WITNESS: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to Grantee forever, the real property situated in **Citrus County** Florida, legally described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Parcel ID: 18E19S28 42100 0030

AKA: 3560 W Proverbs Ct, Lecanto, Florida 34461

TO HAVE AND TO HOLD the above described property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that said described property is free from all liens and encumbrances except (a) conditions, restrictions, limitations, and easements of record, if any, but this provision shall not operate to reimpose the same; (b) zoning and other governmental regulations; and (c) taxes and assessments for the current year and subsequent years.

AND the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomever.

EXECUTED the date first stated above.

Grantor

Signed, Sealed and Delivered  
in the presence of:

Rohan Wright  
ROHAN WRIGHT (typed name)

Chans Edo  
Chans Edo (typed name)

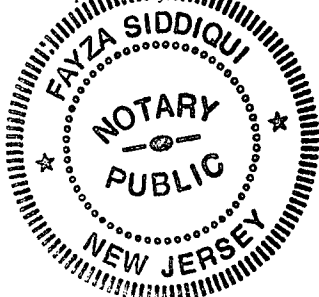
CENLAR FSB

By: Diane Constantine  
Diane Constantine (typed name)  
As its: Assistant Secretary

(Affix Corporate Seal Here)

STATE OF New Jersey  
COUNTY OF Mercer

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 2013 by Diane Constantine Assistant Secretary of CENLAR FSB., and on behalf of the corporation. He/she is personally known to me and did take an oath.



Fayza Siddiqui  
FAYZA SIDDIQUI  
NOTARY PUBLIC OF NEW JERSEY  
(typed name) My Commission Expires December 18, 2017  
Notary Public

## EXHIBIT "A" LEGAL DESCRIPTION

### LOT 3 OF AN UNRECORDED SUBDIVISION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE NORTH 89 DEGREES 32'34" WEST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 266.76 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE NORTH 00 DEGREES 16'17" WEST A DISTANCE OF 332.50 FEET, THENCE NORTH 89 DEGREES 35'11" WEST A DISTANCE OF 133.36 FEET, THENCE SOUTH 00 DEGREES 16'04" EAST A DISTANCE OF 332.40 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE SOUTH 89 DEGREES 32'34" EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 133.38 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EXCLUSIVE ROAD RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS ACROSS THE NORTH 25.00 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 16'43" WEST ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 A DISTANCE OF 307.70 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 35'11" WEST A DISTANCE OF 666.84 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE NORTH 00 DEGREES 15'38" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 50.00 FEET, THENCE SOUTH 89 DEGREES 35'11" EAST A DISTANCE OF 666.82 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE SOUTH 00 DEGREES 16'43" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 16'43" WEST ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 A DISTANCE OF 973.10 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 40'20" WEST A DISTANCE OF 666.62 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE NORTH 00 DEGREES 15'38" WEST ALONG SAID WEST BOUNDARY A DISTANCE OF 50.00 FEET, THENCE SOUTH 89 DEGREES 40'20" EAST A DISTANCE OF 666.60 FEET TO A POINT ON THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE SOUTH 00 DEGREES 16'43" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

AND

### LOT 4 OF AN UNRECORDED SUBDIVISION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE NORTH 89 DEGREES 32'34" WEST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 28 A DISTANCE OF 133.38 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE NORTH 00°16'17" WEST A DISTANCE OF 332.66 FEET, THENCE NORTH 89 DEGREES 35'11" WEST A DISTANCE OF 133.36 FEET, THENCE SOUTH 00 DEGREES 16'17" EAST A DISTANCE OF 332.50 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE SOUTH 89 DEGREES 32'34" EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 133.38 FEET TO A POINT OF BEGINNING. SUBJECT TO AN EXCLUSIVE ROAD RIGHT-OF-WAY EASEMENT FOR INGRESS AND EGRESS ACROSS THE NORTH 25.00 FEET THEREOF.

TOGETHER WITH THAT CERTAIN 1999 OAK SPRINGS Mobile VIN 32620116LA & 32620116LB

Parcel ID: 18E19S28 42100 0030

AKA: 3560 W Proverbs Ct, Lecanto, Florida 34461



## CENLAR FSB CERTIFICATE

I, Mark R. Lybeck, Secretary of Cenlar FSB, a federally chartered savings bank ("the Bank") hereby certify as follows:

The person identified below has been duly appointed to the position with the Bank that appears opposite their name with a specimen of their true and correct signature following:

Diane Constantine, Assistant Secretary

IN WITNESS WHEREOF, I Mark R. Lybeck have executed this Certificate this 13<sup>th</sup> day of March, 2013.

Mark R. Lybeck  
Sr. Vice President, Corporate Counsel  
Secretary Cenlar FSB