

M 14-90

Prepared by and return to:  
Missy Hernandez  
MANATEE TITLE, LLC  
2408 North Essex Avenue  
Hernando, Florida 34442

M 14-90

#2014020163 05/07/2014 09:34:16 AM PGS 1  
Receipt # 18186 BK2620 PG 1288  
Recording fee \$12.00  
Deed Documentary Tax \$2555.00  
Mortgage Tax \$0.00  
Intangible Tax \$0.00  
Electronically Recorded, Citrus County FL  
Angela Vick, Clerk of the Circuit Court

## General Warranty Deed

Made this May 6, 2014 A.D. By **Kenneth W. Hedden, a unmarried widower, Individually and as Trustee of the Kenneth W. Hedden and Elizabeth J. Hedden Revocable Trust dated October 19, 2009**, whose post office address is: **3241 Killington Loop, The Villages, Florida 32163**, hereinafter called the grantor, to **John C. Leonard and Elizabeth S. Leonard, husband and wife**, whose post office address is: **23 Huckleberry Road, Redding, CT 06896**, 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 **Three Hundred Sixty Five Thousand dollars & no cents, (\$365,000.00)** 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:

**Lot 75, BELLAMY RIDGE, as per plat thereof, recorded in Plat Book 18, Page 2 THROUGH 5, INCLUSIVE, of the Public Records of Citrus County, Florida**

Parcel ID Number: 18E18S250260 0750

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

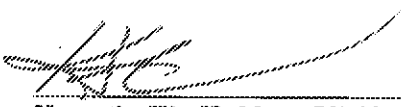
**To Have and to Hold**, the same in fee simple forever.

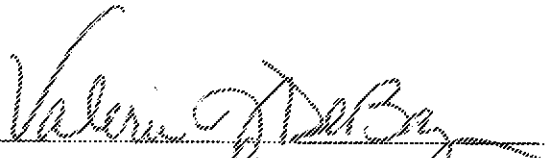
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

**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:*

  
Witness Printed Name Milissa Hernandez

  
(Seal)  
**Kenneth W. Hedden, Individually and as Trustee of the  
Kenneth W. Hedden and Elizabeth J. Hedden Revocable Trust  
dated October 19, 2009**  
Address: 3241 Killington Loop  
The Villages, Florida 32163

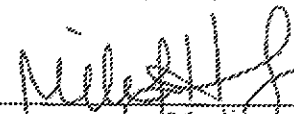
  
Witness Printed Name Valerie J. DeBay

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me this May 6, 2014, by **Kenneth W. Hedden, Individually and as Trustee of the Kenneth W. Hedden and Elizabeth J. Hedden Revocable Trust dated October 19, 2009**, who is/are personally known to me or who has produced a Florida Driver License as identification.



MILISSA J. HERNANDEZ  
MY COMMISSION # EE 040766  
EXPIRES: November 9, 2014  
Bonded Thru Budget Notary Services

  
Notary Public Milissa Hernandez  
Print Name: Milissa Hernandez

My Commission Expires: November 9, 2014