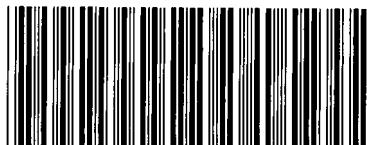


Prepared by:
Amanda Rowthorn, an employee of
Wollinka-Wikle Title Insurance Agency, Inc.
7076 W. Gulf to Lake Hwy
Crystal River, Florida 34429
Consideration: \$190,000.00
File Number: CR14-328



2014033641 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$1,330.00
2014033641 BK:2636 PG:208
07/29/2014 12:38 PM 2 PGS
KHUNT,DC Receipt #030141

RETURN TO: GRANTEE

General Warranty Deed

Made this July 23, 2014 A.D. By

DONNA M. POTTS, a married woman, joined by THOMAS J. POTTS, her husband,
whose address is: 4499 S. LE WOODS DR., Homosassa, Florida 34448, hereinafter called the grantor, to

KEVIN V. BEARDEN and SANDRA J. BEARDEN, husband and wife,
whose post office address is: 202 C EAST GLENEAGLES RD., Ocala, Florida 34472, 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 Ten Dollars, (\$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 Exhibit "A" Attached hereto and made apart thereof

Parcel ID Number: 17E19S280040 00250 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, 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:

x *Pamela J Zadorzany*
Witness Printed Name Pamela J Zadorzany

x *Amanda Rowthorn*
Witness Printed Name Amanda Rowthorn

x *Donna Potts* (Seal)
DONNA M. POTTS
Address: 4499 S. LE WOODS DR., Homosassa, Florida 34448

x *Thomas J. Potts* (Seal)
THOMAS J. POTTS
Address: 4499 S. LE WOODS DR., Homosassa, Florida 34448

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 23rd day of July, 2014, by DONNA M. POTTS, a married woman, joined by THOMAS J. POTTS, her husband, who is/are personally known to me or who has produced *Driver's License* as identification.

(seal)

Amanda Rowthorn
Notary Public
Print Name: Amanda Rowthorn
My Commission Expires: 2/2/16

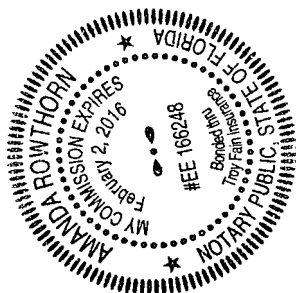


Exhibit "A"

Lot 9 of LE WOODS, an unrecorded subdivision, being more particularly described as follows: Commence at the SW corner of Lot 39 of HOMOSASSA COMPANY'S SUBDIVISION, of Section 28, Township 19 South, Range 17 East, as recorded in Plat Book 1, page 4, public records of Citrus County, Florida, thence S. 89° 55' 27" E. along the South line of said Lot 39 a distance of 406.83 feet to a point on the Northwesterly right-of-way line of a 120-foot wide county road, thence N. 60° 53' 23" E. along said Northwesterly right-of-way line a distance of 361.87 feet, thence N. 41° 24' 40" W. 710.05 feet to the Point of Beginning, thence continue N. 41° 24' 40" W. 88 feet, thence S. 48° 35' 20" W. 165 feet, thence S. 41° 24' 40" E. 88 feet, thence N. 48° 35' 20" E. 165 feet to the Point of Beginning. Subject to a 15-foot wide easement across the Southwesterly boundary thereof for a road right of way.