

Prepared by:
Jennifer Duca, an employee of
Wollinka-Wikle Title Insurance Agency, Inc.
7076 W. Gulf to Lake Hwy
Crystal River, Florida 34429
Consideration: \$23,500.00
File Number: CR14-517

FLOOD HAZARD WARNING
This property may be subject to flooding.
You should contact local building and zoning
officials and obtain the latest information
regarding flood elevations and restrictions on
development before making plans for the use
of this property.

RETURN TO: GRANTEE

General Warranty Deed

Made this September 19, 2014 A.D. By

PRESTON C. WATTERS and REBECCA D. MARTIN, husband and wife,
whose address is: 827 Windermere Blvd, Inverness, Florida 34453, hereinafter called the grantor, to

CHARLES GREGORY WILLIAMS and CHRISTINA LEIGH WILLIAMS, husband and wife,
whose post office address is: 138 North Pointe Drive, Auburndale, FL 33823, 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:

FOR A COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Grantors hereby certify that the above described property is not their constitutional homestead as made and provided for by the laws of the State of Florida, and is not contiguous to Grantor's homestead. The above described property is vacant land and always has been.

Parcel ID Number: 0820S 17E 1A000 0105

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, 2014.

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 [Signature]

Witness Printed Name Tracy Kps

X [Signature]

Witness Printed Name Jennifer C Duca

X [Signature] (Seal)

PRESTON C. WATTERS
Address: 827 Windermere Blvd, Inverness, Florida 34453

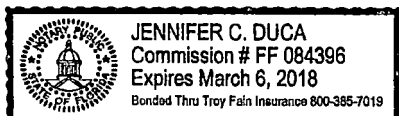
X [Signature] (Seal)

REBECCA D. MARTIN
Address: 827 Windermere Blvd, Inverness, Florida 34453

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 19 day of September, 2014, by PRESTON C. WATTERS and REBECCA D. MARTIN, husband and wife, who is/are personally known to me or who has produced FL ID as identification.

(seal)



[Signature]
Notary Public
Print Name Jennifer C. Duca
My Commission Expires: _____

Exhibit "A"

LOT 5:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 8, Township 20 South, Range 17 East, thence S 0 deg. 54' 24" E along the West line of said NE 1/4 of the NW 1/4 a distance of 50 feet, thence N 88 deg. 55' 44" E, parallel to the North line of said NE 1/4 of NW 1/4 a distance of 401.21 feet, thence S 52 deg. 16' 16" E 1131.68 feet, thence S 34 deg. 13' 29" W 364.33 feet, thence West 80 feet to the Point of Beginning, thence S 59 deg. W 120 feet, thence N 35 deg. 33' 58" W 135 feet, more or less, to the waters of canal, thence N 58 deg. 17' 04" E along said waters a distance of 99.81 feet to a point that bears N 43 deg. 50' 08" W from the Point of Beginning, thence S 43 deg. 50' 08" E 139.30 feet, more or less, to the Point of Beginning, subject to an easement across that part of the above described lands that lie within the following described road right of way: Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 8, Township 20 South, Range 17 East, thence S 0 deg. 54' 24" E along the West line of said NE 1/4 of the NW 1/4 a distance of 50 feet, thence N 88 deg. 55' 44" E, parallel to the North line of said NE 1/4 of NW 1/4 a distance of 401.21 feet, thence S 52 deg. 16' 16" E 1131.68 feet, thence S 34 deg. 13' 29" W 352.24 feet to the Point of Beginning, thence continue S 34 deg. 13' 29" W 12.09 feet, thence S 62 deg 59' 16" E 22.02 feet, thence West 96.85 feet, thence S 59 deg. W 83.69 feet to a point on a cul-de-sac concaved Northeasterly, having a central angle of 343 deg. 23' 54" and a radius of 35 feet, thence Southwesterly, Northwesterly, Northeasterly, and Southeasterly along the arc of said cul-de-sac, a distance of 209.77 feet to a point (chord bearing and distance between said points being N 31 deg. W 20 feet) thence N 59 deg. E 89.23 feet, thence East 89.57 feet to the Point of Beginning.

AND

LOT 6:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 8, Township 20 South, Range 17 East, thence S 0 deg. 54' 24" E along the West line of said NE 1/4 of NW 1/4 a distance of 50 feet, thence N 88 deg. 55' 44" East, parallel to the North line of said NE 1/4 of NW 1/4, a distance of 401.21, feet thence S 52 deg. 16' 16" E 1131.68 feet, thence S 34 deg. 13' 29" W 250 feet to the Point of Beginning, thence continue S 34 deg. 13' 29" W 114.33 feet, thence West 80 feet, thence N 43 deg. 50' 08" W 139.30 feet, more or less, to the waters of a canal, thence N 58 deg. 17' 04" E along said waters a distance of 20.11 feet to a point that bears N 85 deg. 46' 31" W from the Point of Beginning, thence S 85 deg. 46' 31" E 224.28 feet, more or less, to the Point of Beginning. Subject to an easement across the part of the above described road right of way: Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 8, Township 20 South, Range 17 East, thence S 0 deg. 54' 24 E along the West line of said NE 1/4 of NW 1/4 a distance of 50 feet, thence N 88 deg. 55' 44" E, parallel to the North line of said NE 1/4 of NW 1/4 , a distance of 401.21 feet, thence S 52 deg. 16' 16" E 1131.68 feet, thence S 34 deg. 13' 29" W 352.24 feet to the Point of Beginning, thence continue S 34 deg. 13' 29" W 12.09 feet, thence S 62 deg. 59' 16" E 22.02 feet, thence West 96.85 feet, thence S 59 deg. W 83.69 feet to a point on a cul-de-sac, concaved Northeasterly, having a central angle of 343 deg. 23' 54" and a radius of 35 feet, thence Southwesterly, Northwesterly, Northeasterly and Southeasterly along the arc of said cul-de-sac, a distance of 209.77 feet to a point (chord bearing and distance between said points being N 31 deg. W 20 feet), thence N 59 deg. E 89.23 feet, thence East 89.57 feet to the Point of Beginning.

Together with Non-Exclusive for ingress and egress to be used in Common with other as described in Official Records Book 757, page 1367, Public Records of Citrus County, Florida.