

Prepared by:
Wendy Cortalano
Precision Title of the Suncoast, Inc.
7839 W. Homosassa Trail
Homosassa, Florida 34448

File Number: 2015-0011

16,500.00

General Warranty Deed

Made this January 30, 2015 A.D. By **MARK WILSON**, whose address is: 3220 N. Clements Ave, Hernando, Fl 34442, hereinafter called the grantor, to **DOUG DEWITT, a married man and DARRELL LUCAS, a single man as Tenants in Common**, whose post office address is: 828 Del Prado Drive, Poinciana, Fl 34758, 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 attached Exhibit "A"

Parcel ID Number: 2450851

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.

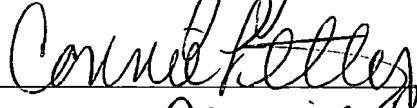
Signed, sealed and delivered in our presence:



Witness Printed Name **Wendy J Cortalano**



MARK WILSON
Address: 3220 N. Clements Ave, Hernando, Fl 34442 (Seal)

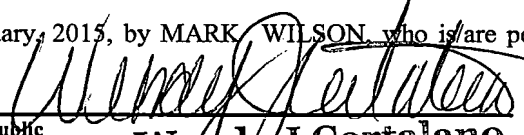


Witness Printed Name **Connie Betty**

Address: (Seal)

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 30th day of January, 2015, by **MARK WILSON**, who is/are personally known to me or who has produced Driver's license as identification.



Notary Public
Print Name: **Wendy J Cortalano**
My Commission Expires: **7-6-2016**

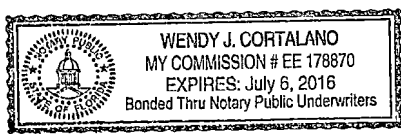


Exhibit "A"

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Tract 6: Commence at the Northeast corner of Lot 5, Block J, GULF HIGHWAY LAND UNIT #2, as recorded in Plat Book 4, Pages 36 and 37, Public Records of Citrus County, Florida; thence S 88°37'12" W along the North line of Lots 5, 4, and 3, in said Block J a distance of 761.73 feet to the Point of Beginning; thence continue S 88°37'12" W along the Northerly line of Lot 3 in said Block J a distance of 216.66 feet to the Northwest corner of said Lot 3, said corner also being the Southeast corner of Lot 16, Gulf Highway Land Unit #3, as recorded in Plat Book 4, Pages 54 and 55, Public Records of Citrus County, Florida; thence N 0°40'09" W along the Easterly line of said Lot 16 a distance of 160 feet, thence continue along said Easterly line N 16°01'27" E 296.22 feet to the most Easterly corner of Lot 16; thence S 81°26'58" E a distance of 110.16 feet, thence S 3°35'23" W 224.47 feet; thence N 88°37'12" E 56.72 feet; thence S 3°55'23" W 201 feet to the Point of Beginning. SUBJECT TO an easement along the following described lands for road right-of-way: Commence at the Northeast corner of Lot 5, Block J, Gulf Highway Land Unit #2, as recorded in Plat Book 4, Pages 36 and 37, Public Records of Citrus County, Florida; thence S 88°37'12" W along the North line of Lots 5, 4 and 3, in said Block J a distance of 761.73 feet, thence N 3°55'23" E a distance of 190.96 feet to the Point of Beginning; thence continue N 3°55'22" E a distance of 10.04 feet; thence S 88°37'12" W a distance of 49.85 feet; thence S 3°55'23" W a distance of 10.04 feet; thence N 88°37'12" E a distance of 49.85 feet to the Point of Beginning. TOGETHER WITH an easement over and across the following described property being more fully described as follows: Commence at the Northeast corner of the Southwest 1/4 of Section 35, Township 19 South, Range 17 East, thence S 88°59'22" W, along the North line of said Southwest 1/4, a distance of 124.39 feet to the Southwesterly right of way line of U.S. Highway 19, thence S 46°13' E, along said right of way line 520 feet; thence S 43°45' W, 356.39 feet to the Southeast corner of Lot 21, Gulf Highway Land Unit #3, according to the map or plat thereof as recorded in Plat Book 4, Page 54, Public Records of Citrus County, Florida; thence S 0°28'56" E along the Westerly boundary of Lots 24, 25 and 28, a distance of 709.54 feet to the Southwest corner of said Lot 28, said Southwest corner being the Point of Beginning; thence continue S 0°28'56" E 48.08 feet; thence N 71°10'30" W 52.52 feet; thence N 1°18'24" W 30 feet; thence N 88°41'36" E 50 feet to the Point of Beginning.

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Legal Description with Non Homestead
Closer's Choice