

Prepared by:  
Jennifer Duca  
Wollinka Wikle Title Insurance Agency  
1904 W. Main Street  
Inverness, Florida 34452  
Consideration: \$121,500.-  
File Number: IN15-073

Return to: Grantee

### General Warranty Deed

Made this March 26, 2015 A.D. By **Charles C. Kearney and Ethel C. Kearney husband and wife**, whose post office address is:  
3388 W CR 1100 S, Westport, IN 47283, hereinafter called the grantor,  
to **Gerald J. Mahoney and Dorothy A. Mahoney, husband and wife**, whose post office address is:  
10228 E Pike Drive, Inverness, FL 34450, 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 Schedule "A"**

Parcel ID Number: **20E19S12 3C0G0 0570**

**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.

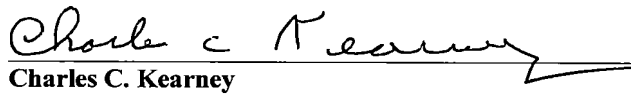
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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 Brogan Van Nigher

 (Seal)  
\_\_\_\_\_

Charles C. Kearney  
Address:

  
\_\_\_\_\_

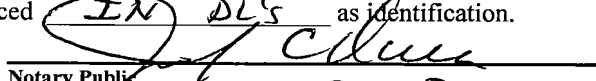
Witness Printed Name Jennifer C. Duca

 (Seal)  
\_\_\_\_\_

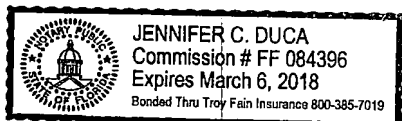
Ethel C. Kearney  
Address:

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me this 26 day of March, 2015, by Charles C. Kearney and Ethel C. Kearney husband and wife, who is/are personally known to me or who has produced IN DL's as identification.

  
Notary Public  
Print Name: Jennifer C. Duca

My Commission  
Expires: \_\_\_\_\_



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### "Schedule A"

COMMENCE AT THE NW CORNER OF THE EAST 2/3 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 20 EAST, THENCE SOUTH 0 DEG. 02' 40" EAST ALONG THE WEST LINE OF SAID EAST 2/3 OF THE SE 1/4 OF THE SW 1/4 A DISTANCE OF 50 FEET, THENCE SOUTH 89 DEG. 57' 10" EAST, PARALLEL TO THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 829.17 FEET, THENCE SOUTH 0 DEG. 02' EAST, PARALLEL TO AND 50 FEET WEST OF THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 83.28 FEET TO THE POINT OF BEGINNING, THENCE NORTH 0 DEG. 02' WEST 83.28 FEET, THENCE NORTH 89 DEG. 57' 10" WEST 71.43 FEET, THENCE SOUTH 43 DEG. 26' 50" WEST 117.21 FEET, THENCE SOUTH 1 DEG. 37' 10" WEST 4.09 FEET, MORE OR LESS. TO THE WATERS OF A LAKE, THENCE SOUTH 30 DEG. 55' 26" EAST ALONG SAID WATERS 74.02 FEET TO A POINT THAT BEARS SOUTH 58 DEG. 43' 20" WEST FROM THE POINT OF BEGINNING, THENCE NORTH 58 DEG. 43' 20" EAST 133.57 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALSO KNOWN AS TRACT "C", IN BLOCK "G", OF PROPOSED EAST COVE, UNIT NO.3.