

\$27.00 R  
\$980.00 DS  
            
\$1,007.00

Prepared By:  
THOMAS M. EGAN, Chartered  
2107 SE 3rd Avenue  
Ocala, FL 34471

Parcel ID #: 2705647; 2705744; 1966159;  
2747960; 2705639

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 17 day of September, 2015, Between  
**EQUITY TRUST COMPANY**, a South Dakota Corporation, Cust. FBO John R.  
Kijowski IRA #T057715, whose address is 1920 Ayrshier Place, Oviedo FL 32765  
Grantor, and **STEPHEN T. HOTALING**, whose Post Office Address is  
P.O. Box 770576, Ocala, Florida 34477 Grantee.

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars,  
and other good and valuable consideration to said Grantor in hand paid by said Grantee,  
receipt whereof is hereby acknowledged, has granted, bargained and sold to the said  
Grantee, and Grantee's heirs, successors and assigns forever, the following described  
land, situate, lying and being in CITRUS County, Florida, to-wit:

See Attached Exhibit A.

Subject to taxes for 2015 and subsequent years, and easements and restrictions of record.

**AND SAID GRANTOR** does hereby fully warrant the title to said land, and will defend  
the same against the lawful claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the  
day and year first above written.

Signed, sealed and  
delivered in our presence:

Victoria L. Danforth  
Witness #1 Signature

Victoria L. Danforth  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Marie Landier  
Witness #2 Printed Name

Equity Trust Company, Cust. FBO  
John R. Kijowski IRA #T057715

By: [Signature]  
~~Michael P. Desich, President~~  
Jeffrey Desich, CEO

STATE OF Ohio  
COUNTY OF Cuyahoga

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in  
the State aforesaid and in the County aforesaid to take acknowledgements, personally  
appeared Jeffrey Desich, CEO on behalf of EQUITY TRUST COMPANY, Cust.  
FBO John R. Kijowski IRA #T057715, who produced personally for a  
identification, and is the person described in and who executed the foregoing instrument  
and he acknowledged before me that he executed the same this 17 day of  
September 2015.

[Signature]  
Notary Public  
My commission expires: 3/30/19



JUSTIN T. SMITH  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
March 30, 2019  
Recorded in  
Lorain County

EXHIBIT A

COMMENCE AT THE NW CORNER OF SW 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST, THENCE N. 0 DEGREES 07' 14" W. ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 1802.15 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, SAID POINT BEING 50 FEET FROM, MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID U.S. HIGHWAY 41, THENCE S. 50 DEGREES 34' 47" W. 220 FEET, THENCE N. 31 DEGREES 49' 18" W. 240.14 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N. 31 DEGREES 49' 18" W. 321.80 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 379, PAGE(S) 382 - 383 INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S. 13 DEGREES 13' 40" W. 386.59 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ROAD, SAID POINT BEING ON A CURVE, CONCAVED SOUTHERLY, HAVING A CENTRAL ANGLE OF 90 DEGREES AND A RADIUS OF 75 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 50.95 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S. 57 DEGREES 18' 35" E. 49.98 FEET), THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S. 37 DEGREES 50' 49" E. 30 FEET, THENCE N. 52 DEGREES 09' 11" E. 250.32 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT ACROSS THE NORTHEASTERLY 15 FEET THEREOF.

A/K/A: CRYSTAL HILLS MINI FARMS UNIT 4, UNRECORDED LOT 2.

COMMENCE AT THE NW CORNER OF SW 1/4 AT SECTION 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST, THENCE N. 0 DEGREES 07' 14" W. ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 1802.15 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, SAID POINT BEING 50 FEET FROM, MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID U.S. HIGHWAY NO. 41, THENCE S. 50 DEGREES 34' 47" W. 220 FEET, THENCE N. 31 DEGREES 49' 18" W. 551.94 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 379, PAGE(S) 382-383, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S. 52 DEGREES 12' 40" W. ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 369.85 FEET TO THE MOST SOUTHERLY CORNER OF SAID LANDS, THENCE S. 40 DEGREES 42' 11" E. 62.32 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S. 40 DEGREES 42' 11" E. 153.34 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ROAD, THENCE S. 52 DEGREES 09' 11" W. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 570.75 FEET, THENCE N. 37 DEGREES 50' 48" W. 153.16 FEET, THENCE N. 52 DEGREES 09' 11" E. 563.11 FEET TO THE POINT OF BEGINNING.

A/K/A: CRYSTAL HILLS MINI FARMS UNIT 4, UNRECORDED TRACT A.

LOT 2, FOREST LAKE EAST, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE(S) 124 - 125, INCLUSIVE OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

LOT 1, CRYSTAL HILLS INDUSTRIAL PARK, AN UNRECORDED SUBDIVISION FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST, THENCE N 0 DEG. 07' 14"W ALONG THE WEST LINE OF SAID SECTION 10 A DISTANCE OF 1802.15 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, SAID POINT BEING 50 FEET FROM, MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF SAID U.S. HIGHWAY NO. 41, THENCE S 50 DEG. 34'47"W 220 FEET, THENCE N 31 DEG. 49'18"W 861.94 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 379, PAGES 382 AND 383, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S 52 DEG. 12'40" W ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 369.85 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID LANDS, THENCE N 37 DEG. 50'49" W ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 150 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 369, PAGE 275, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S 52 DEG. 09'11" W ALONG THE SOUTHEASTERLY LINE OF SAID LANDS A DISTANCE OF 210 FEET TO THE MOST SOUTHERLY CORNER OF SAID LANDS, THENCE S 37 DEG. 50' 49" E 212.24 FEET, THENCE N 52 DEG. 09'11" E 213.11 FEET, THENCE N 40 DEG. 42'11" W 62.32 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE NW CORNER OF SW 1/4, SECTION 10, TOWNSHIP 18 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA, THENCE N. 0 DEGREES 07' 14" W., ALONG THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 1802.15 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, SAID POINT BEING 50 FEET FROM, MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID U.S. HIGHWAY NO. 41, THENCE S. 50 DEGREES 34' 47" W. 220 FEET, THENCE N. 31 DEGREES 49' 18" W. 561.94 FEET TO A POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 379, PAGE(S) 382-383, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S. 52 DEGREES 12' 40" W. ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 369.85 FEET TO THE MOST SOUTHERLY CORNER OF SAID LANDS, THENCE S. 40 DEGREES 42' 11" E. 215.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ROAD, SAID POINT BEING THE P.C. OF A CURVE, CONCAVED SOUTHERLY, HAVING A CENTRAL ANGLE OF 90 DEGREES AND RADIUS OF 75 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 66.86 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N. 77 DEGREES 41' 25" E. 64.66 FEET) THENCE N. 13 DEGREES 13'40"E. 386.59 FEET TO THE POINT OF BEGINNING, BEING UNRECORDED LOT 1.

A/K/A

CRYSTAL HILLS MINI FARMS UNIT 4, UNRECORDED LOT 1.

The Board of County Commissioners of Citrus County, Florida is not responsible for, nor is any other governmental agency responsible for, the maintenance or improvement of any drive, road, street, easement, or right of way providing ingress and egress to the property described herein.