

R-18.50
05-27-23.00

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:
Brenda Buta
Shamrock Closing Services
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
20 18S 17E 0040 000C0 002A
File No.: 16S1579

WARRANTY DEED

This Warranty Deed, Made the 31 day of MARCH, 2016, by Ronald Kafcsak, an unremarried man, Individually and as Trustee of the Ronald Kafcsak and Trudy Kafcsak Trust Agreement dated September 11, 1992 and Lucy W. Bruno, an unmarried woman, whose post office address is: 11311 SW 78th Circle, Ocala, FL 34476, hereinafter called the "Grantor", to Clifford J. Millard and David A. Woods, a married couple

whose post office address is:
392 NW 14th Place, Crystal River, FL 34428
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Three Hundred Eighty Nine Thousand Dollars and No Cents (\$389,000.00)** 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, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2015, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Haley Jenkins Ronald Kafcsak
Printed Name: Haley Jenkins Ronald Kafcsak, Individually and as Trustee of the Ronald Kafcsak and Trudy Kafcsak Trust Agreement dated September 11, 1992

Witness Signature: Brenda L. Buta Lucy W. Bruno
Printed Name: Brenda L. Buta Lucy W. Bruno

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 31 day of MARCH, 2016 by Ronald Kafcsak, an unremarried man, Individually and as Trustee of the Ronald Kafcsak and Trudy Kafcsak Trust Agreement dated September 11, 1992 and Lucy W. Bruno, an unmarried woman, who is/are personally known to me or has/have produced driver/license(s) as identification.

Brenda L. Buta
Notary Public Signature
Printed Name: Brenda L. Buta

My Commission Expires: 5/16/19
(SEAL)



EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF LOT 2, BLOCK C OF BUNTS POINT UNIT 1, being further described as follows:

PARCEL A

Commence at the most Southerly corner of Lot 2, Block C, Bunts Point Unit 1, as recorded in Plat Book 2, Page 74, Public Records of Citrus County, Florida, said point being on a curve, concave Northwesterly, having a central angle of 17 degrees 37'49" and a radius of 154 feet, said point also being on the Southeasterly line of said Lot 2, Block C, thence Northeasterly along the arc of said curve and along said Southeasterly line a distance of 47.39 feet to the P.T. of said curve, (chord bearing and distance between said points being N 53 degrees 15' E 47.20 feet), thence N. 44 degrees 26' E. along said right-of-way line said line being the Southeasterly line of said Lot 2, Block C, a distance of 51.55 feet to the Point of Beginning, thence S. 44 degrees 26' W along said right-of-way line a distance of 51.55 feet to the P.C. of a curve, concave Northwesterly, having a central angle of 17 degrees 37'49" and a radius of 154 feet, thence Southwesterly along the arc of said curve a distance of 47.39 feet to the most Southerly corner of said Lot 2, Block C, (chord bearing and distance between said points being S. 53 degrees 15' W. 47.20 feet), thence N. 26 degrees 01' W along the Southwesterly line of said Lot 2, Block C, said line being the Northeasterly line of Casa-Rio, a condominium, as described in deed recorded in Official Record Book 618, Pages 6 through 83, Public Records of Citrus County, Florida, a distance of 176.20 feet to a point on the East line of lands described in deed recorded in Official Record Book 532, Page 2265, Public Records of Citrus County, Florida, thence N. 3 degrees 09'20" E. along the East line of lands described in said Official Record Book 532, Page 2265, a distance of 32.31 feet, thence N. 82 degrees 38'02" W. 18.86 feet to a point on the Southwesterly line of said Lot 2, thence N. 23 degrees 40'38" E. 6 feet, more or less, to a point on the waters edge of Miller's Creek, thence Southeasterly and Northeasterly along said waters to a point that bears N. 38 degrees 07'41" W. from the Point of Beginning, thence S. 38 degrees 07'41" E. 209.43 feet, more or less, to the Point of Beginning, Being a portion of Parcels 1 & 4, as shown on a plat by Hilger & Ray Engineering Associates, Inc. for John Bunts, dated September 2, 1976.