

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Dawn Martone
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **21E-19S-06-1A000-0460**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 27 day of May, 2016 by **DAN COOKINHAM**,
herein called the grantor, to **EDWARD R. FUCHS**, whose post office address is, P.O. Box
925, Cokato, MN 55321, hereinafter called the Grantee:
(Wherever used herein the terms "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 \$29,000.00 Dollars 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, State of Florida, viz.:

FOR LEGAL DESCRIPTION, SEE ATTACHED SCHEDULE "A"

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

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, and hereby 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, 2015.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kevin A. Bradshaw
Witness #1 Signature

Kevin A. BRADSHAW
Witness #1 Printed Name

Charles Neill IV
Witness #2 Signature

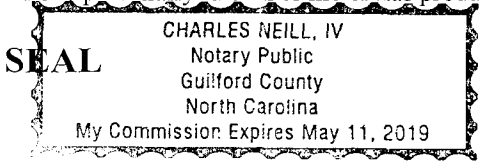
Charles Neill IV
Witness #2 Printed Name

Dan Cookinham
DAN COOKINHAM

3404 STAMOUNT DR., GREENSBORO, NC 27403

STATE OF NC
COUNTY OF GUILFORD

The foregoing instrument was acknowledged before me this 27 day of May, 2016 by DAN COOKINHAM who is personally known to me or has produced **Driver's License** as identification.



My commission expires: May 11, 2019

Charles Neill IV
Notary Public

Charles Neill IV
Printed Notary Name

Exhibit "A"

Legal Description for File No.: 16-28566

TRACT NO. 46

SITUATE AND BEING IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 21 EAST, CITRUS COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM AN OLD IRON BAR AT THE SOUTH 1/4 CORNER OF SAID SECTION 6, TOWNSHIP 19 SOUTH, RANGE 21 EAST, NORTH 0 DEG. 52' 50" EAST 1708.17 FEET; ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 6; THENCE SOUTH 89 DEG. 07' 10" EAST 1767.90 FEET TO A TRACTOR AXLE THAT IS 3" IN DIAMETER; THENCE SOUTH 86 DEG. 49' 10" EAST, 50.0 FEET TO THE EAST RIGHT-OF-WAY OF A PRIVATE ROAD 50.0 FEET WIDE; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 3 DEG. 10' 50" EAST, 160 FEET TO THE ABOVE MENTIONED P.O.B.; THENCE LEAVING SAID ROAD RIGHT-OF-WAY, SOUTH 86 DEG. 49' 10" EAST, 150.0 FEET M.O.L. TO THE WATERS EDGE OF A CANAL AND TO A POINT HEREINAFTER DESIGNATED AS POINT "A"; RETURN TO P.O. B. AND MEASURE NORTH 3 DEG. 10' 50" EAST, 100.0 FEET; THENCE LEAVING SAID ROAD RIGHT-OF-WAY, SOUTH 86 DEG. 49' 10" EAST, 150.0 FEET M.O.L. TO THE WATERS EDGE OF SAID CANAL; THENCE SOUTHERLY ALONG THE WATERS EDGE OF SAID CANAL TO THE AFORESAID POINT "A"; THENCE NORTH 86 DEG. 49' 10" WEST, 150.0 FEET M.O.L. TO THE AFOREMENTIONED P.O.B. BEING SUBJECT TO AN EASEMENT 5.0 FEET WIDE EXTENDING ALONG THE ENTIRE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL FOR DRAINAGE PURPOSES ONLY. TOGETHER WITH AN EASEMENT TO BE USED IN COMMON WITH OTHERS, OVER AND ACROSS THE FOLLOWING LANDS SITUATED IN CITRUS COUNTY, STATE OF FLORIDA, DESCRIBED AS FOLLOWS:

THE EAST 15 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 21 EAST, AND

THE EAST 15 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 21 EAST, EXCEPT THAT PORTION THEREOF DESCRIBED IN THAT CERTAIN DEED DATED 10 SEPT. 1964, SAID DEED FILED 15 September 1964 IN OFFICIAL RECORD BOOK 165, PAGE 211, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; AND

THE EAST 15 FEET OF THE FOLLOWING DESCRIBED LAND, TO-WIT: A TRACT OF LAND IN SECTIONS 6 AND 7 TOWNSHIP 19 SOUTH, RANGE 21 EAST, BEGINNING AT POINT WHERE THE CENTER LINE OF SECTION 7 INTERSECTS THE NORTHERLY RIGHT OF WAY OF STATE ROAD #44; RUN THENCE NORTH ALONG CENTER LINE OF SECTION 7 TO THE SOUTH LINE OF SECTION 6, CONTINUE ALONG THE CENTER LINE OF SECTION 6 TO A POINT 7,000 FEET FROM THE POINT OF BEGINNING; RUN THENCE WEST PARALLEL TO THE SOUTH BOUNDARY OF SECTION 6, 435.6 FEET; RUN THENCE SOUTH PARALLEL TO THE EAST BOUNDARY OF SECTION 6, TO THE NORTH BOUNDARY OF SECTION 7, THENCE CONTINUE SOUTH PARALLEL TO THE CENTER LINE OF SECTION 7 TO THE NORTH BOUNDARY OF RIGHT-OF-WAY OF STATE ROAD #44; RUN THENCE EASTERLY 435.6 FEET ALONG THE NORTH BOUNDARY OF RIGHT-OF-WAY OF STATE ROAD #44, TO THE POINT OF BEGINNING; AND

THE WEST 35 FEET OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 21 EAST THAT LIES NORTH OF STATE ROAD #44; AND

THE WEST 35 FEET OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 21 EAST; AND

THE WEST 35 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 21 EAST; AND

TOGETHER WITH AN EASEMENT, TO BE USED IN COMMON WITH OTHERS, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND:

A STRIP OF LAND 50 FEET WIDE LYING 25 FEET EACH SIDE OF A CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 21 EAST, THENCE SOUTH 0 DEG. 52' 50" WEST ALONG THE WEST LINE OF SAID EAST 1/2 A DISTANCE OF 1135.07 FEET, THENCE NORTH 78 DEG. 40' 40" EAST 35.69 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF A 50 FOOT EASEMENT, 35 FEET FROM AND AT RIGHT ANGLES TO, THE WEST LINE OF SAID EAST 1/2, THENCE CONTINUE NORTH 78 DEG. 40' 40" EAST 410.16 FEET, THENCE SOUTH 22 DEG. 20' 30" EAST 989.20 FEET, THENCE SOUTH 38 DEG. 07' EAST 875.95 FEET, THENCE SOUTH 46 DEG. 15' 10" EAST 510.90 FEET, THENCE SOUTH 23 DEG. 11' 20" EAST 152.00 FEET, THENCE SOUTH 3 DEG. 10' 50" WEST 503.60 FEET TO THE P.C. OF A CURVE, CONCAVED NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 60 DEG. 40' 08" AND A RADIUS OF 189.52 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 200.68 FEET TO THE P.T. OF SAID CURVE, THENCE SOUTH 57 DEG. 29' 18" EAST 120.87 FEET TO THE P.C. OF A CURVE, CONCAVED NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 39 DEG. 46' 28" AND A RADIUS OF 148.50 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.09 FEET TO THE P.T. OF SAID CURVE, THENCE NORTH 82 DEG. 44' 14" EAST 33.99 FEET TO THE P.C. OF A CURVE, CONCAVED NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 27 DEG. 07' 54" AND A RADIUS OF 239.40 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 113.36 FEET TO THE P.C.C. OF A CURVE, CONCAVED NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 22 DEG 38' 10" AND A RADIUS OF 290.37 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 114.72 FEET TO THE P.T. OF SAID CURVE, THENCE NORTH 32 DEG. 58' 10" EAST 56.88 FEET TO THE P.C. OF A CURVE, CONCAVED WESTERLY, HAVING A CENTRAL ANGLE OF 48 DEG. 39' 40" AND A RADIUS OF 272.85 FEET, THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 231.73 FEET TO THE P.T. OF SAID CURVE, THENCE NORTH 15 DEG. 41' 30" WEST 198.82 FEET, THENCE NORTH 8 DEG. 19' 10" WEST 30.09 FEET TO THE END OF THE 50 FOOT WIDE STRIP OF LAND, THENCE CONTINUE NORTH 8 DEG. 19' 10" WEST 65.38 FEET TO THE RADIUS POINT OF A CUL-DE-SAC, CONCAVED SOUTHERLY, HAVING A CENTRAL ANGLE OF 318 DEG. 09' AND A RADIUS OF 70 FEET AND THE END OF THIS CENTERLINE DESCRIPTION.