

Prepared by and Return to:
Susan Gatto, an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450

File No.: 95786-51

ERecorded
County Citrus
Book 2808
Page 1408
Inst # 20170041942
Date 2/2/2017

WARRANTY DEED

This is being re-recorded to Fix the Grantees name.

This indenture made on January 31, 2017, by **Sydnia J. Perry, joined by her husband, Ronald J. Perry**, whose address is: 8 Pittman Drive, Palm Coast, FL 32164-7007 hereinafter called the "grantor", to ~~Casey J. Kearse~~ ^{J. Casey} **Casey J. Kearse and Faye J. Kearse, husband and wife** whose address is: 690 S. Flora Point Inverness, FL 34450 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

For description of lands, see Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 3122807

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2016.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Sydnia J. Perry
Sydnia J. Perry

Ronald J. Perry
Ronald J. Perry

Signed, sealed and delivered in our presence:

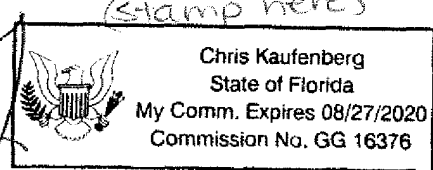
Chris Kaufenberg
Witness Signature
Print Name: Chris Kaufenberg

Marshall Hast
Witness Signature
Print Name: Marshall Hast

State of Florida
County of Flagler

The Foregoing Instrument Was Acknowledged before me on the 30 day of January, 2017, by **Sydnia J. Perry and Ronald J. Perry** who is/are personally known to me or who has/have produced the following as identification: FLDL.

Chris Kaufenberg
Notary Public
Printed Name: Chris Kaufenberg
My Commission expires: Aug 27, 2020

(Stamp here)

Chris Kaufenberg
State of Florida
My Comm. Expires 08/27/2020
Commission No. GG 16376

Escrow File No.: 95786-51

EXHIBIT "A"

That portion of Government Lot 4 of Section 16, Township 19 South, Range 20 East, Citrus County, Florida, described as follows:

Commencing at the quarter section corner of the East boundary of said section , thence North 0° 08' West along the East boundary of said section 1384.3 feet; thence North 88° 24' West 564.2 feet for the Point of Beginning, said point of beginning being on the Northerly right of way line of State Road No. 44; thence North 88° 24' West along said right of way line 298.9 feet; thence North 0° 08' West 135 feet, more or less, to the waters of Lake Tsala Apopka; thence Easterly and Southeasterly along the waters of said lake to a point North 0° 08' West from the point of beginning; thence South 0° 08' East to the Point of Beginning.

and

Beginning at the Southwest corner of a tract of land described in that certain deed recorded in the public records of Citrus County, Florida in Deed Book 99, Page 455, running thence in a Westerly direction along the North line of the right of way of State Road No. 44 a distance of 200 feet; thence North on a line parallel to the West boundary line of the tract of land described in Deed Book 99, Page 455 to the waters of lake; thence Easterly along and with said waters of lake to the West boundary line of said tract of land described in Deed Book 99, Page 455; thence South on the West line of said Tract of land described in Deed Book 99, Page 455 to the Point of Beginning, same being in Government Lot 4, Section 16, Township 19 South, Range 20 East, Citrus County, Florida.

Less and Except that portion deeded to the State of Florida Department of Transportation, known as Parcel 118, as described in Official Records Book 1507, Page 999, Public Records of Citrus County, Florida.

