

PREPARED BY AND RETURN TO:

Penelope Grace Enterprises, LLC
2040 E HAMPSHIRE ST
INVERNESS, FL 34453

Kevin Biquere

Quit Claim Deed

Made this November 8, 2017 A.D. by

PENELOPE GRACE ENTERPRISES LLC, A Florida Limited Liability Company, whose post office address is: 2040 E. Hampshire Street, Inverness, FL 34453, hereinafter called the grantor,

to

Kevina Apartments, LLC, A Florida Limited Liability Company, whose post office address is: 3433 E GULF TO LAKE HWY INVERNESS, FL 34453, 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 AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Citrus County, Florida, viz:

PARCEL 1:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, BLOCK "B", HERCALA ACRES, AS RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE NORTH 67 DEGREES 12'38" EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 134.90 FEET, THENCE SOUTH 22 DEGREES 47' 22" EAST 155.00 FEET, THENCE SOUTH 67 DEGREES 12'38" WEST 60.98 FEET TO THE P.C. OF A CURVE, CONCAVED NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 22 DEGREES 56' 32" AND A RADIUS OF 329.63 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 131.99 FEET TO THE P.T. OF SAID CURVE, SAID POINT BEING ON THE WEST LINE OF SAID LOT 2, THENCE NORTH 0 DEGREES 09' 10" EAST ALONG SAID WEST LINE A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 15 FOOT WIDE EASEMENT ALONG THE SOUTHEASTERLY BOUNDARY THEROF, BEING LOTS 6 AND 7 OF AN UNRECORDED SUBDIVISION.

TOGETHER WITH AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A STRIP OF LAND 30 FEET WIDE LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 2, BLOCK "B", HERCALA ACRES UNIT 1, AS RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE S.A.L. RAILROAD SAID POINT ALSO BEING ON A CURVE, CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 14 DEGREES 26' 25" AND A RADIUS OF 1482.40 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 156.29 FEET TO THE POINT OF BEGINNING, (CHORD BEARING AND DISTANCE BETWEEN SAID POINT BEING SOUTH 15 DEGREE 37' 18" EAST 156.23 FEET) THENCE SOUTH 67 DEGREES 12' 38" WEST 459.82 FEET TO THE P.C. OF A CURVE, CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 22 DEGREES 56' 32" AND A RADIUS OF 329.63 FEET THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 131.99 FEET TO THE P.T. OF SAID CURVE, SAID POINT BEING ON THE WEST LINE OF SAID LOT 2, AND THE END OF THIS CENTERLINE DESCRIPTION.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK "B", HERCALA ACRES, AS

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RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE CONTINUE NORTH 67 DEGREES 12' 38" EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, A DISTANCE OF 134.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 67 DEGREES 12' 38" EAST A DISTANCE OF 80.00 FEET; THENCE GO SOUTH 22 DEGREES 47' 22" EAST A DISTANCE OF 155.00 FEET; THENCE GO SOUTH 67 DEGREES 12' 38" WEST A DISTANCE OF 80.00 FEET; THENCE GO NORTH 22 DEGREES 47' 22" WEST A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 15 FOOT WIDE ROAD EASEMENT ALONG THE SOUTHEASTERLY BOUNDARY THEREOF, BEING LOT 5 AN UNRECORDED SUBDIVISION.

SUBJECT TO A 15 FOOT WIDE EASEMENT ALONG THE SOUTHEASTERLY BOUNDARY THEREOF, AND

SUBJECT TO AND TOGETHER WITH AN EASEMENT OVER THE FOLLOWING LAND:

LEGAL DESCRIPTION OF A D 30 FOOT EASEMENT FOR INGRESS AND EGRESS, PREPARED AS INSTRUCTED BY CLIENT, BEGIN AT THE NORTHWEST CORNER OF LOT 2, BLOCK "B" OF HERCALA ACRES AS RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE GO NORTH 67 DEGREES 08' 49" EAST ALONG THE NORTHERLY LINE OF LOT 2, A DISTANCE OF 553.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1482.40 FEET, A CENTRAL ANGLE OF 01 DEGREES 10' 35" AND A CHORD DISTANCE AND BEARING OF 30.42 FEET, SOUTH 13 DEGREES 14' 51" EAST THENCE RUN SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 30.43 FEET, THENCE SOUTH 67 DEGREES 08' 49" WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 561.34 FEET TO THE WESTERLY LINE OF LOT 2, THENCE NORTH 00 DEGREES 09' 10" EAST 32.60 FEET TO THE POINT OF BEGINNING.

Parcel 3:

BEGIN AT THE MOST NORTHERLY CORNER OF LOT 2, BLOCK "B", OF HERCALA ACRES, UNIT 1, AS RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE SOUTH 67°12'38" WEST ALONG THE NORTHERLY LINE OF SAID LOT 2 A DISTANCE OF 338.33 FEET, THENCE SOUTH 22°47'22" EAST 155 FEET, THENCE NORTH 67°12' 38" EAST 318.84 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S.A.L. RAILROAD NOW VACATED, AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON A CURVE, CONCAVED NORTHEASTERLY, HAVING A CENTRAL ANGLE OF 14°26'25" AND A RADIUS OF 1482.40 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE A DISTANCE OF 156.29 FEET TO THE POINT OF BEGINNING, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING NORTH 15°37'18" WEST 156.23 FEET). (BEING LOTS 1 THROUGH 4 OF AN UNRECORDED SUBDIVISION).

SUBJECT TO A 15 FOOT WIDE EASEMENT ALONG THE SOUTHEASTERLY BOUNDARY THEREOF.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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:

Quit Claim Deed

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INVERNESS, FL 34453

x W D McManey

Witness Printed Name

W D McManey

x Ceo

Name: Catherine Webb, Authorized Signor

(Seal)

x W D McManey

Witness Printed Name

W D McManey

x Kevin Giguere

Name: Kevin Giguere, Manager

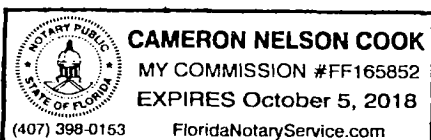
(Seal)

Cameron Cook - witness

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me this 8 day, of November, 2017, by
Catherine Webb & Kevin Giguere, who is personally known to me or who has produced
Personally Known as identification.



Notary Public

Print Name:

My Commission Expires:

Cameron Cook