

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No.: 18-06-9795

WARRANTY DEED

This indenture made on A.D. June 14, 2018, by

Laurence W. Hubbard, a single person

whose address is: 13229 Old 14 Mile Rd., Greenville, MI 48838
hereinafter called the "grantor", to

Jeffrey Waalewyn and Jennifer Waalewyn, husband and wife

whose address is: 10731 Lake Hill Dr., Clermont, FL 34711-8482
hereinafter called the "grantee":

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATION AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

(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, FL**, to-wit:

Lot 5, of Hershaw Rooks Addition to Homosassa, an unrecorded subdivision further described as follows:

Commence at the South 1/4 Section Corner of Section 31, Township 19 South, Range 17 East, thence N 88° 25' 24" E along the North line of Fractional Section 5, Township 20 South, Range 17 East, a distance of 542.16 feet, thence N 88° 20' 38" E along said North line a distance of 58.52 feet to a point on the East right-of-way line of Hancock Road, thence S 32° 57' 39" E along said right-of-way line a distance of 290.05 feet, thence S 1° 35' 22" E along said right-of-way line a distance of 58.21 feet to the Point of Beginning, thence continue S 1° 35' 22" E along said right-of-way line a distance of 250 feet, thence N 88° 20' 38" E 180 feet, thence N 1° 35' 22" W 250 feet, thence S 88° 20' 38" W 180 feet to the Point of Beginning, being Lot 5 of an unrecorded subdivision.

TOGETHER with an easement over and across the following described land to be used in common with others: Commence at the SE Corner of Section 5, Township 20 South, Range 17 East, thence S 88° 58' 26" W along the South line of Section 5, a distance of 293.25 feet to the centerline of Hancock Road, thence N 13° 44' 54" W along said centerline of Hancock Road 343.10 feet, thence continue along said centerline N 37° 48' 41" W 439.98 feet, N 28° 28' 03" W 219.40 feet and N 20° 43' 32" W 67.08 feet, thence leaving said centerline N 65° 01' 43" E 103.56 feet to the Point of Beginning, thence S 65° 01' 43" W 78.49 feet to the Easterly right-of-way line of aforementioned Hancock Road, thence N 20° 43' 32" W along said Easterly right-of-way line 98.38 feet, thence N 73° 33' 08" E 239.53 feet to the waters of a canal, thence along said waters the following courses and distances: S 53° 12' 11" W 53.32 feet, S 72° 44' 32" W 100.82 feet and S 15° 43' 21" E 62.48 feet to a point that bears N 20° E from the Point of Beginning, thence S 20° W 5 feet, more or less, to the Point of Beginning.
ALL Lying and being situate in CITRUS County, Florida.

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 2017.

Laurence W. Hubbard and Rose Ann Hubbard have been continuously married from the time they acquired title to subject property until the time of Rose Ann Hubbard's death without any interruptions.

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

Signed, sealed and delivered in our presence:

Tracy Zayler
Witness Signature
Tracy Zayler
Printed Name

Laurence W. Hubbard
Laurence W. Hubbard
Laurence W. Hubbard

Kim Andrews
Witness Signature
KIM ANDREWS
Printed Name

State of MI

County of: Montcalm

Sworn To, Subscribed and Acknowledged before me on this 14th day of June, 2018, by Laurence W. Hubbard, a single person who is/are personally known to me or who has/have produced MI Drivers License as identification.

SEAL

Tracy Zayler
Notary Public
Tracy Zayler
Notary Print Name
My Commission Expires: 3/16/24

