



Prepared by
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First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 142032567302
Consideration: \$129,000.00

CORPORATE WARRANTY DEED

This indenture made on **October 25, 2018** A.D., by

Mamari Corporation, a Florida corporation

whose address is: **PO Box 1778 Dunnellon, FL 34430**
hereinafter called the "grantor", to

Anscot Properties, LLC, a Florida limited liability company

whose address is: **11590 SE 30th Street Morriston, FL 32668**
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:

Parcel 1:

Commence at the most Westerly corner of Lot 2, CRYSTAL WATERS ESTATES PHASE ONE, as recorded in Plat Book 17, Pages 18 and 19, of the Public Records of Citrus County, Florida; said corner being on the Northerly Right-of-way line of West Sea Drive as shown on said Plat; thence N 56 Degrees 27' 45" W along said Right-of-way Line a distance of 33.52 feet to the PC of a curve concave Southeasterly having a central angle of 51 Degrees 39' 55" and a radius of 29.21 feet; thence Northwesterly along the arc of said curve a distance of 26.34 feet to the PT of said curve (Chord bearing and distance between said points being N 82 Degrees 17' 43" W 25.45 feet) Said PT also being the PC of a curve concave Northwesterly having a central angle of 29 Degrees 55' 37" and a radius of 25.00 feet, thence Southwesterly along the arc of said curve a distance of 13.06 feet to the Point of Beginning (Chord bearing and distance between said points being S 86 Degrees 48' 15" W 12.91 feet); thence continue along the arc of said curve a distance of 7.20 feet to the PT of said curve (Chord being and distance between said points being N 69 Degrees 58' 38" W 7.18 feet) thence continue along said Right-of-way line S 35 Degrees 30' 53" W a distance of 13.09 feet to the centerline of a 30 feet wide easement; thence N 54 Degrees 31' 26" W along said centerline a distance of 100.08 feet; thence N 35 Degrees 28' 17" E a distance of 132.23 feet to the Wetland Jurisdiction Line; thence along said Line the following courses and distances: S 50

Degrees 42' 38" E 11.72 feet, S 53 Degrees 26' 34" E 26.39 feet, S 52 Degrees 25' 59" E 14.76 feet, and S 63 Degrees 56' 39" E 24.66 feet to the Westerly boundary of Lot 4A as described in Official Records Book 1535, Page 1362, of the Public Records of Citrus County, Florida; thence S 35 Degrees 30' 19" W along said Boundary of Lot 4A, a distance of 119.44 feet; thence S 54 Degrees 31' 27" E a distance of 29.91 feet to the Point of Beginning.

Subject to an Easement across the Southwesterly 15 feet thereof and subject to a Temporary Drainage Easement.

Parcel 2:

Commence at the intersection of the East right-of-way line of State Road No. S-44, and the South line of Section 20, Township 18 South, Range 17 East, said point being 33 feet from, measured at right angles to, the centerline of said State Road No. S-44, thence North along said East right-of-way line a distance of 522.34 feet, thence S 87 Degrees 49' 48" E 177.79 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 66 Degrees 14' 12" and a radius of 30.98 feet; thence Southeasterly along the arc of said curve a distance of 35.82 feet to the P.T. of said curve, thence S 21 Degrees 35' 06" E 37.45 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 54 Degrees 06' 16" and a radius of 43.75 feet, thence Southeasterly along the arc of said curve a distance of 41.31 feet to the P.T. of said curve, thence S 75 Degrees 41' 22" E 643.71 feet, thence East 288 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 35 Degrees 28' 22" and a radius of 187.59 feet, thence Southeasterly along the arc of said curve a distance of 42.75 feet to the Point of Beginning (chord bearing and distance between said points being S 83 Degrees 28' 17" E 42.66 feet), thence continue Southeasterly along the arc of said curve a distance of 73.39 feet to the P.T. of said curve, (chord bearing and distance between said points being S 65 Degrees 44' 06" E 72.92 feet), thence N 35 Degrees 28' 22" E 121.70 feet, more or less, to a point on the waters of a canal, thence along said waters the following courses and distances: N 63 Degrees 53' 19" W 44.64 feet, thence N 86 Degrees 56' 46" W, 75.61 feet to a point that bears N 13 Degrees 03' 29" E from the Point of Beginning, thence S 13 Degrees 03' 29" W 95.28 feet more or less, to the Point of Beginning.

Subject to a 15 foot wide easement across the Southerly boundary thereof for road right-of-way, being Lot 46, of unrecorded of CRYSTAL WATERS ESTATES.

Parcel Identification Number: **1955637 and 1955602**

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.

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.

Owner Entity is one and the same legal entity named as grantee in that certain deed recorded in/under Official Records Book 2682, Page 209 and Official Records Book 2801, Page 1974, in Citrus County, Florida.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Mamari Corporation, a Florida corporation
By: [Signature]
Name: Richard S. Smith
Title: Vice President

(Corporate Seal)

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Print Name: MOLLY DRAUGEL

[Signature]
Witness Signature
Print Name: Victoria medrano

State of **Florida**

County of **Marion**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **October 25, 2018**, by **Richard S. Smith, as Vice President, on behalf of Mamari Corporation, a Florida corporation**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]
Notary Public

(Printed Name)

My Commission expires: _____

