

This instrument prepared by and return to:
Name: Patti Foster
10095 W. Pomendeho Drive
Crystal River, FL 34428

Property Appraisers Parcel Identification Number(s):
Alt Key 2791551
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 2nd day of April, 2019 by John W. Foster and Patti Foster, husband and wife whose street address is 10095 W. Pamondeho Circle, Crystal River, FL 34428, hereinafter called the grantor, to Cheryl Ann Sullivan and Peggy L. Benyo, as Joint Tenants with Rights of Survivorship whose street address is P.O. Box 430894, Big Pine Key, FL 33043 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 \$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, State of FL, is:

FOR LEGAL DESCRIPTION, SEE EXHIBIT A, ATTACHED HERETO.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with the 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 31st, 2017. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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:

John W. Foster
Signature
John W. Foster
Printed Signature
Patti Foster
Signature
PATTI FOSTER
Printed Signature

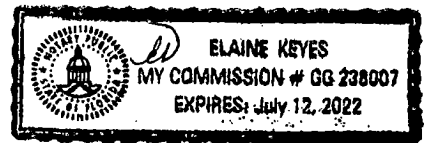
John W. Foster
John W. Foster
Patti Foster
Patti Foster

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 2 day of April, 2019 by John W. Foster and Patti Foster, husband and wife, who is personally known to me or who produced Florida Driver's Lic (photo) as identification and who did/did not take an oath.

Elaine Keyes
Notary Public
My Commission Expires: 7.12.22

[seal]



Mary Elizabeth Roy
Mary Elizabeth Roy
witness

EXHIBIT "A"

LOT 53:

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 18 South, Range 17 East, thence North 88 degrees 58' 11" East along the North line of said Northeast 1/4 a distance of 280 feet, thence South 0 degrees 48' 22" East 25 feet, thence North 88 degrees 58' 11" East, parallel to said North line a distance of 100 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 198.69 feet to the P.T. of said curve, thence South 65 degrees 31' 49" East 125.20 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 198.69 feet to the P.T. of said curve, thence North 88 degrees 58' 11" East parallel to said North line a distance of 875 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16 degrees 52' 12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence South 74 degrees 09' 37" East 299.52 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 73 degrees 07' 44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence South 1 degrees 01' 53" East 314.99 feet, thence South 88 degrees 33' 44" West 340 feet, thence North 81 degrees 26' 16" West 836.20 feet to the Point of Beginning, thence continue North 81 degrees 26' 16" West 123.80 feet, thence North 16 degrees 58' 33" West 207.66 feet, thence East 216.39 feet, thence South 8 degrees 33' 44" West 219.60 feet to the Point of Beginning.

Subject to an easement across the following described lands for road right-of-way:

Commence at the Northwest corner of the Northeast 1/4 of Section 5, Township 18 South, Range 17 East, thence North 88 degrees 58' 11" East along the North line of said Northeast 1/4 a distance of 280 feet, thence South 0 degrees 48' 22" East 25 feet, thence North 88 degrees 58' 11" East, parallel to said North line a distance of 100 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 198.69 feet to the P.T. of said curve, thence South 65 degrees 31' 49" East 125.20 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 25 degrees 30' 00" and a radius of 441.94 feet, thence Southeasterly along the arc of said curve a distance of 198.69 feet to the P.T. of said curve, thence North 88 degrees 58' 11" East parallel to said North line a distance of 875 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 16 degrees 52' 12" and a radius of 674.35 feet, thence Southeasterly along the arc of said curve a distance of 198.55 feet to the P.T. of said curve, thence South 74 degrees 09' 37" East 299.52 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 73 degrees 07' 44" and a radius of 134.83 feet, thence Southeasterly along the arc of said curve a distance of 172.09 feet to the P.T. of said curve, thence South 1 degrees 01' 53" East 314.99 feet, thence South 88 degrees 33' 44" West 340 feet, thence North 81 degrees 26' 16" West 836.20 feet to the Point of Beginning, thence continue North 81 degrees 26' 16" West 123.80 feet, thence North 16 degrees 58' 33" West 50 feet to a point on a cul-de-sac, concaved Southeasterly, having a central angle of 300 degrees and a radius of 50 feet, thence Northeasterly and Southeasterly along the arc of said cul-de-sac a distance of 74.65 feet to a point (chord bearing and distance between said points being South 64 degrees 12' 24" East 67.90 feet), thence South 81 degrees 26' 16" East 80.50 feet, thence South 8 degrees 33' 44" West 25 feet to the Point of Beginning.

Subject to an easement across the existing canal along the Northerly boundary thereof.

NOTE: THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, IS NOT RESPONSIBLE FOR, NOR IS ANY OTHER GOVERNMENT AGENCY RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE SUBDIVIDED PARCELS.

***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 elevations and restrictions on development before making plans for the use of this property.