

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Dawn Martone**

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, Florida 34453

Property Appraisers Parcel I.D. No: **19E-18S-25-32000-00A0**

\_\_\_\_\_  
Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 13 day of JUNE, 2019 by **CARSON MCCURDY**, herein called the grantor, to **ATLAS ACQUISITIONS GROUP, LLC**, whose post office address is 5675 34TH STREET N., SAINT PETERSBURG, FL 33714, 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 of \$350,000.00 Dollars 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 Florida, viz.:

**FOR LEGAL DESCRIPTION, SEE ATTACHED SCHEDULED "A"**

**Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 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 31, 2018.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

## Warranty Deed

Page 2

Signed, sealed and delivered in the presence of:

Kathy K. Burkhart  
Witness #1 Signature

Kathy K. Burkhart  
Witness #1 Printed Name

Marlin J. Harper  
Witness #2 Signature

Marlin J. Harper  
Witness #2 Printed Name

  
CARSON MCCURDY

51684 MAIN STREET, JERUSALEM, OH 43747

STATE OF OH  
COUNTY OF MONROE

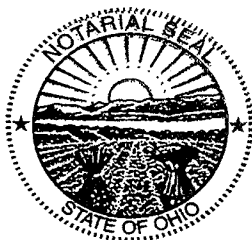
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2019 by  
CARSON MCCURDY who is personally known to me or has produced Driver's License as identification.

SEAL

My commission expires:

Kathy K. Burkhart  
Notary Public

Kathy K. Burkhart  
Printed Notary Name



KATHY K BURKHART  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
March 27, 2022

## **Exhibit "A"**

### **Legal Description for File No.: 19-33482**

#### **PARCEL A;**

The North 1/2 of the Southeast 1/4 of Southwest 1/4, LESS AND EXCEPT the North 25 feet and the East 25 feet thereof for road right of way.

**AND**

All that part of the Northwest 1/4 of the Southwest 1/4 that lies East of US Highway No. 41 (100 foot wide right of way), South of E. Baynard Lane as described in Official Records Book 168, Page 434, Public Records of Citrus County, Florida, and West of North Meadow Terrace as described in Official Records Book 168, Page 426, Public Records of Citrus County, Florida.

**AND**

All that part of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 that lies East of U.S. Highway No. 41 (100 foot wide right of way).

**AND**

Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 18 South, Range 19 East, Citrus County, Florida, thence West, along the South line of the Southwest 1/4 of said Section 25, a distance of 62 feet to the Point of Beginning; thence continue West, along said South line, a distance of 100 feet; thence in a Northwesterly direction to a point on the North Quarter Section line of said Southeast 1/4 of Southwest 1/4 of Southwest 1/4 of Section 25, 495 feet West of the Northeast corner of said Quarter Section; thence East, along said South line of the North 1/2 of Southwest 1/4 of Southwest 1/4, a distance of 87 feet; thence in a Southerly direction to the Point of Beginning; LESS AND EXCEPT the South 25 feet thereof for road right of way.

Said lands lying and being in Section 25, Township 18 South, Range 19 East, Citrus County, Florida.

**LESS AND EXCEPT:**

#### **PARCEL B:**

Commence at a point on the South Line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 18 South, Range 19 East, Citrus County, Florida and the East right of way line of U.S. Highway No. 41 (100 feet wide right of way); thence North 89 degrees 34 minutes 56 seconds East, along said South line of North 1/2 of the Southwest 1/4 of the Southwest 1/4, a distance of 648.03 feet to the Point of Beginning; thence continue North 89 degrees 30 minutes 52 seconds East, along the South line of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 25, a distance of 1369.94 feet to a point on the West right of way line of North Cloverdale Terrace (50 foot wide right of way); thence North 00 degrees 02 minutes 07 seconds West, along said West right of way line, a distance of 634.71 feet to a point on the South right of way line of East Meadow Lane (50 foot wide right of way); thence South 89 degrees 39 minutes 57 seconds West, along said South right of way line, a distance of 1368.59 feet; thence South 00 degrees 05 minutes 01 seconds West, a distance of 638.34 feet to the Point of Beginning.