

This instrument prepared by:  
Name: **Bill Hudson**  
**Land Title of Citrus County, Inc.**  
Address: **3899 S. Suncoast Blvd, Ste 100**  
**Homosassa, Fl. 34448**  
  
Return to: **Land Title of Citrus County, Inc.**  
**FILE NO. LT-34762**  
Address: **3899 S. Suncoast Blvd, Ste 100**  
**Homosassa, Fl. 34448**  
Property Appraisers Parcel Identification Number(s):  
**Alt Key 1178801**  
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 31st day of October, 2019 by Catherine M. Tucker, an unmarried widow whose street address is 579 Cypress Lane, Lutz, FL 33548, hereinafter called the grantor, to Matthew Ray Kimbel whose street address is 6641 S. Beagle Drive, Homosassa, FL 34448 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 SCHEDULE A, ATTACHED HERETO.

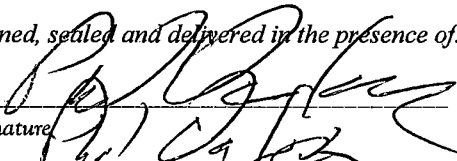
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

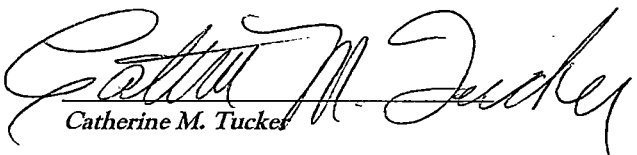
To Have and to Hold, the same in fee simple forever.

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 31<sup>ST</sup>, 2019. 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:

  
Signature

  
Catherine M. Tucker

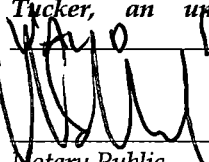
Printed Signature  

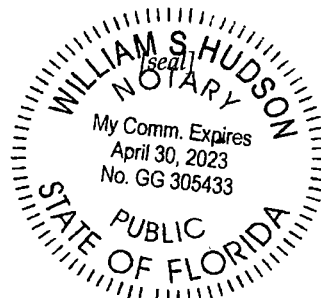

Signature  
**William S. Hudson**  
Printed Signature

**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

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 31st day of October, 2019 by Catherine M. Tucker, an unmarried widow, who is personally known to me or who produced as identification and who did/did not take an oath.

  
Notary Public  
My Commission Expires:



**SCHEDULE A**  
*"Description of Property"*

Commencing at the NW corner of NE 1/4 of NW 1/4 of Section 8, Township 20 South, Range 17 East; thence S 0 deg. 54' 24" E. along the West line of said NE 1/4 of NW 1/4, a distance of 50.00 feet; thence N 88 deg. 55' 44" E. parallel to the North line of said NE 1/4 of NW 1/4 a distance of 401.21 feet, thence S 52 deg. 16' 16" E. 1131.68 feet, thence S 34 deg. 13' 29" W. 107.60 feet, thence S 55 deg. 46' 31" E. 50.00 feet to the Point of Beginning, thence N 34 deg. 13' 29" E. 127.50 feet; thence N 50 deg. 27' 19" E. 74.19 feet; thence S 52 deg. 16' 16" E. 330 feet, more or less, to the waters of a canal, thence Southwesterly along and with the waters of said canal to a point that bears S 52 deg. 16' 16" E. from the Point of Beginning; thence N 52 deg. 16' 16" W. 260 feet more or less, to the Point of Beginning. Being Lot 14 of HOMOSASSA RETREATS UNIT No. 1, an unrecorded subdivision.

**LESS AND EXCEPT:**

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 8, Township 20 South, Range 17 East, thence S 0° 54' 24" E along the West line of said NE 1/4 of NW 1/4, a distance of 50.00 feet; thence N 88° 55' 44" E parallel to the North line of said NE 1/4 of NW 1/4, a distance of 401.21 feet; thence S 52° 16' 16" E 1131.68 feet; thence S 34° 13' 29" W 107.60 feet; thence S 55° 46' 31" E 50.00 feet to the Point of Beginning; thence N 34° 13' 29" E a distance of 106.17 feet; thence S 52° 16' 16" E a distance of 308.19 feet, more or less, to waters edge of a canal; thence S 59° 12' 33" W along said waters edge, a distance of 113.88 feet, more or less, to a point that bears S 52° 16' 16" E from the Point of Beginning; thence N 52° 16' 16" W, a distance of 260.00 feet, more or less, to the Point of Beginning.

ALL Lying and being situate in CITRUS County, Florida.