

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**mwall**  
Enterprise Title Partners of New Tampa, LTD.  
5303 Technology Drive  
Tampa, FL 33647  
File No.: 27912

Property Appraisers Parcel Identification (Folio) Nos.:  
**2273402**

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

**THIS WARRANTY DEED**, made the 11<sup>th</sup> day of **March, 2020** by **Christopher J. Bilar**, hereinafter called the Grantor, to **Robert Buxton and Elizabeth Buxton, husband and wife**, whose post office address is **5688 S. Garcia Road, Homosassa, FL 34448**, hereinafter called the Grantees.

*(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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees all that certain land situate in Citrus County, State of Florida, viz:

See Exhibit "A" attached hereto and made a part hereof

This property is not the homestead of the grantor herein

**Subject to easements, restrictions and reservations of record and to taxes for the year 2020 and thereafter.**

**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 Grantees 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, 2019.

**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:

Kimberly A Zapusko  
Witness No. 1 Signature

Kimberly A Zapusko  
Witness No. 1 Printed Name

Aliyanna Humphreys  
Witness No. 2 Signature

Aliyanna Humphreys  
Witness No. 2 Printed Name

[Signature]

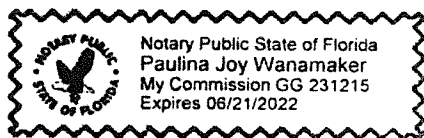
Christopher J. Bilar

5801 Village Center Drive  
Lithia, FL 33547

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of March, 2020 by Christopher J. Bilar who is personally known to me or has produced Florida Drivers License as identification.

SEAL



Paulina Joy Wanamaker  
Notary Public

Paulina Joy Wanamaker  
Printed Notary Name

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot 30 of RIVERVIEW MOBILE ESTATES, an unrecorded subdivision, being further described as follows:

Commence at the Southeast corner of Lot 44, HOMOSASSA COMPANY'S SUBDIVISION, of Section 31, Township 19 South, Range 17 East, as recorded in Plat Book 1, Page 3 of the Public Records of Citrus County, Florida, thence South 89°25'57" West, along the South line of said Lot 44, a distance of 40.62 feet to the Northeast corner of Lot 13, SIESTA SHORES, as recorded in Plat Book 2, at Page 181, Public Records of Citrus County, Florida, said point also being the Westerly right-of-way line of County Road known as Garcia Road, as described in Official Records Book 7, Page 99, Public Records of Citrus County, Florida, thence along said Westerly right-of-way line the following Courses and distances: North 38°40'58" West, 159.30 feet; thence North 30°17'36" West, 208.92 feet to the POINT OF BEGINNING, thence continue along said right-of-way line North 43°11'05" West, 155.29 feet; thence leaving said right-of-way line South 85°42'41" West, 17.86 feet; thence South 4°17'19" East, 111.70 feet, more or less, to a point on the waters of a canal; thence along said waters the following courses and distances: North 83°53'51" East, 44.04 feet; thence South 14°51'17" East 11.94 feet to a point that bears South 84°43'50" West, from the POINT OF BEGINNING, thence North 84°43'50" East, 69.17 feet, more or less, to the POINT OF BEGINNING.