

Prepared by and Return to:
Trish Wakefield, an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450
File No.: 163847-51

WARRANTY DEED

This indenture made on April 22, 2020, by **Jon Lanhart and Tina Lanhart, husband and wife** whose address is: 8111 SW 137TH Avenue, Archer, FL 32618 hereinafter called the "grantor",
to **Raymond C. Risner a single man and Sharon Merrill, a single woman, as joint tenants with rights of survivorship** whose address is: 7180 East Gospel Island Road, Inverness, FL 34450, 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:

Commence at the intersection of the Easterly boundary of Government Lot 5, Section 9, Township 19 South, Range 20 East, Citrus County, Florida, and the Southeasterly right of way line of County Road C-470 (formerly State Road No. S-470), said Southeasterly right of way line being 34 feet from, measured at a right angle to, the centerline of said C-470; thence North 46° 27' 24" East along said right of way line, a distance of 42.67 feet to the P.C. of a curve, concaved Northwesterly, having a central angle of 7° 30' 10" and a radius of 2898.93 feet; thence Northeasterly along the arc of said curve a distance of 21.67 feet to a point (chord bearing and distance between said points being North 46° 14' 33" East 21.67 feet); thence continue Northeasterly along the arc of said curve 103.45 feet to the Point of Beginning (chord bearing and distance between said points being North 45° 00' 21" East 103.45 feet); thence continue Northeasterly along the arc of said curve 104.52 feet to a point (chord bearing and distance between said points being North 42° 57' 03" East 104.51 feet); thence South 30° 09' 02" East 338.45 feet, more or less, to the waters of Lake Tsala Apopka; thence South 36° 15' 01" West along said waters 109.13 feet to a point that bears South 30° 09' 02" East from the Point of Beginning; thence North 30° 09' 02" West 351.75 feet, more or less, to the Point of Beginning.

Also known as Lot 3 of POMERANCE, an unrecorded subdivision.

Parcel Identification Number: 20E19S09 31100 0030

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.

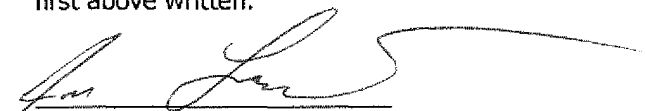
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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; that the grantor hereby fully warrants the title to said land and will defend the same against

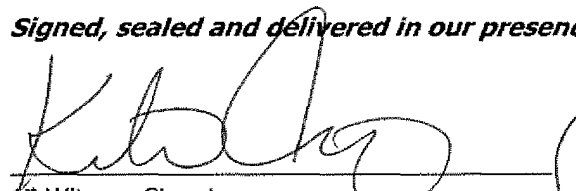
the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2019.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Jon Lanhart


Tina Lanhart

Signed, sealed and delivered in our presence:

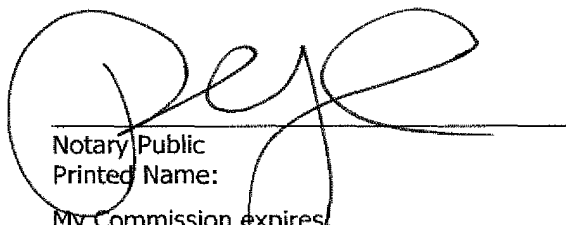

1st Witness Signature
Print Name: Kristina Armstrong


2nd Witness Signature
Print Name: Patricia Wakefield

State of FLORIDA

County of Citrus

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or (☐) online notarization on 4/21/2020, by **Jon Lanhart and Tina Lanhart, husband and wife** who (☐) is/are personally known to me or who (☒) has/have produced the following as identification: Drivers license.


Notary Public
Printed Name:
My Commission expires:

