

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Erica M. Henick

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, FL 34453

Property Appraisers Parcel I.D. No: 17E-17S-10-1A000-0310

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 14th day of September, 2020 by VALERIE V. HRASAR, herein called the grantor, to LESLIE ANN SAPERSTEIN, whose post office address is 10179 N. War Horse Pt, Crystal River, FL 34428, 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of **\$30,000.00** 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 Florida, viz.:

Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 17 South, Range 17 East, thence South 89 degrees 38 minutes 57 seconds West along the North line of said Southeast 1/4 of the Northeast 1/4 a distance of 60.01 feet to a point on the West right of way line of a County Road, thence South 0 degrees 49 minutes 13 seconds West along said right of way line a distance of 1957.44 feet, thence South 89 degrees 45 minutes 35 seconds West 1959.11 feet, thence South 0 degrees 49 minutes 13 seconds West 1007.41 feet to the Point of Beginning, said point also being on a curve concaved Northerly having a central angle of 300 degrees and a radius of 50 feet, thence Southerly along the arc of said curve a distance of 104.72 feet to a point (chord bearing and distance between said points being South 0 degrees 49 minutes 13 seconds West 86.60 feet), thence South 0 degrees 49 minutes 13 seconds West 219.38 feet, thence South 89 degrees 47 minutes 16 seconds West 725 feet, thence North 0 degrees 49 minutes 13 seconds East 305.63 feet, thence North 89 degrees 45 minutes 35 seconds East 725 feet to the Point of Beginning, Also Known As Lot 31 Unrecorded Citrus Ranches. Lying and being in Citrus County, Florida.

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, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

TO HAVE AND TO HOLD, the same in fee simple forever.

Warranty Deed
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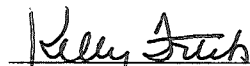
AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances incurred by the Grantors, 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:



Witness #1 Signature
Erica Henick
Witness #1 Printed Name



Witness #2 Signature
Kelly Frick
Witness #2 Printed Name

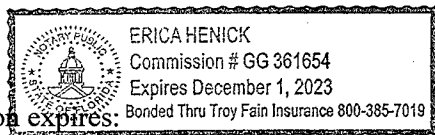


VALERIE V. HRASAR
27249 29TH RD., BRANFORD, FL 32008

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this 14th day of September, 2020 by VALERIE V. HRASAR who is personally known to me or has produced Driver's License as identification.

SEAL



My commission expires:



Notary Public
Erica Henick
Printed Notary Name