

This instrument prepared by:
Name: **Bill Hudson**
Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-35626
Address: **3899 S. Suncoast Blvd, Ste 100**
Homosassa, FL 34448
Property Appraisers Parcel Identification Number(s):
1177081
Grantee(s) S,S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 10th day of February, 2021 by **John R. Sanders and Debbie M. Sanders, husband and wife, individually and as Co-Trustees of The Sanders Family Trust, Under Trust Dated September 7, 2016** whose street address is **2417 S. Coleman Ave., Homosassa, FL 34448**, hereinafter called the grantor, to **John B Smith, III and Theresa M. Smith, husband and wife** whose street address is **6091 S. Hancock Rd., 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) *10412 Beneva Dr. Tampa, FL 33647*

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.

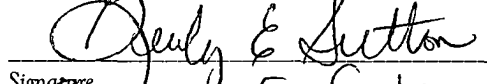
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

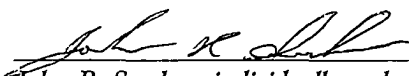
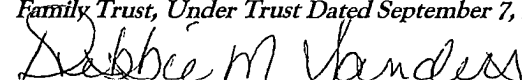
And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2020. **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
William S. Hudson
Printed Signature


Signature
Beverly E. Sutton
Printed Signature

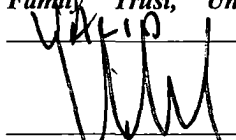

John R. Sanders, individually and as Co-Trustee of The Sanders Family Trust, Under Trust Dated September 7, 2016

Debbie M. Sanders, individually and as Co-Trustee of The Sanders Family Trust, Under Trust Dated September 7, 2016

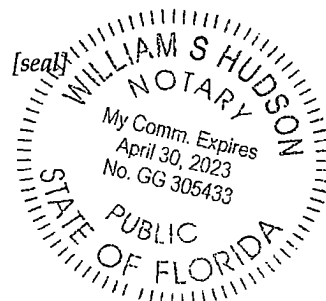
FLOOD HAZARD WARNING

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, by means of physical presence or online notarization this 10th day of February, 2021 by **John R. Sanders and Debbie M. Sanders, husband and wife, individually and as Co-Trustees of The Sanders Family Trust, Under Trust Dated September 7, 2016**, who is personally known to me or who produced **W. S. Hudson, D.L.** as identification and who did/did not take an oath.


Notary Public
My Commission Expires:



SCHEDULE A
"Description of Property"

Lot 5 of HERSHAL ROOKS ADDITION TO HOMOSASSA, an unrecorded subdivision further described as follows:

Commence at the South 1/4 section corner of Section 31, Township 19 South, Range 17 East, thence N 88 degrees 25' 24" E along the North line of Fractional Section 5, Township 20 South, Range 17 East, a distance of 542.16 feet, thence N 88 degrees 20' 38" E along said North line a distance of 58.52 feet to a point on the East right-of-way line of Hancock Road, thence S 32 degrees 57' 39" E along said right-of-way line a distance of 290.05 feet, thence S 1 degree 35' 22" E along said right-of-way line a distance of 58.21 feet to the Point of Beginning, thence continue S 1 degree 35' 22" E along said right-of-way line a distance of 250 feet, thence N 88 degrees 20' 38" E 180 feet, thence N 1 degree 35' 22" W 250 feet, thence S 88 degrees 20' 38" W 180 feet to the Point of Beginning, being Lot 5 of an unrecorded subdivision.

TOGETHER with an easement over and across the following described land to be used in common with others: Commence at the SE corner of Section 5, Township 20 South, Range 17 East, thence S 88 degrees 58' 26" W along the South line of Section 5, a distance of 293.25 feet to the centerline of Hancock Road, thence N 13 degrees 44' 54" W along said centerline of Hancock Road 343.10 feet, thence continue along said centerline N 37 degrees 48' 41" W 439.98 feet, N 28 degrees 28' 03" W 219.40 feet and N 20 degrees 43' 32" W 67.08 feet, thence leaving said centerline N 65 degrees 01' 43" E 103.56 feet to the Point of Beginning, thence S 65 degrees 01' 43" W 78.49 feet to the Easterly right-of-way line of aforementioned Hancock Road, thence N 20 degrees 43' 32" W along said Easterly right-of-way line 98.38 feet, thence N 73 degrees 33' 08" E 239.53 feet to the waters of a canal, thence along said waters the following courses and distances: S 53 degrees 12' 11" W 53.32 feet, S 72 degrees 44' 32" W 100.82 feet and S 15 degrees 43' 21" E 62.48 feet to a point that bears N 20 degrees E from the Point of Beginning, thence S 20 degrees W 5 feet, more or less, to the Point of Beginning.