

This instrument prepared by:
Donald F. Perrin, Esq.
DONALD F. PERRIN, P.A.
Post Office Box 250
Inverness, FL 34451-02505
(352) 726 - 6767
dfplaw@tampabay.rr.com

Parcel I.D. No./AK No. 2247037, 3460288, 2235063, 2247045, 2860791, 2239441

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WARRANTY DEED

THIS INDENTURE made this 29th day of December 2021 BETWEEN

CHRISTOPHER S. BROWN and MADELINE G. BROWN a/k/a MADELINE BROWN, his wife

whose post office address is: **P.O. Box 1663, Crystal River, FL 34423, grantor***, and

CHRISTOPHER S. BROWN and MADELINE G. BROWN, Trustees of the CHRISTOPHER S. BROWN AND MADELINE G. BROWN LIVING TRUST

whose post office address is: **P.O. Box 1663, Crystal River, FL 34423, grantee***.

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

SEE EXHIBIT "A"

SUBJECT TO easements, restrictions, covenants, limitations and conditions of record, if any.

Full power and authority is granted by this deed to the Trustee(s) or Successor Trustee(s) to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

Under the terms of the grantors' revocable trust, the grantors have been granted a possessory interest for life in the properties conveyed herein and such interest is declared to constitute equitable title to real estate as such term is defined and employed in Section 6, Article 7 of the Florida Constitution.

SUBJECT TO lien of taxes for 2021 and subsequent.

LEGAL DESCRIPTION AND TITLE TO PROPERTY NOT SEARCHED OR APPROVED.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Emily Hessinger

Signature of First Witness.

Emily Hessinger

Print Name of First Witness

Signature of Second Witness

Steve Moore

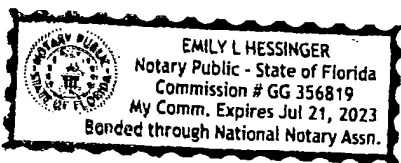
Print Name of Second Witness

Christopher S. Brown
CHRISTOPHER S. BROWN

Maddeline G. Brown
MADELINE G. BROWN

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 29th day of December, 2021 by **CHRISTOPHER S. BROWN and MADELINE G. BROWN** who are personally known to me or have produced _____ as identification.



(Notary stamp or seal)

Emily Hessinger
Notary Public
Name: Emily Hessinger
Commission No.: GG 356819
Commission Expires: 7/21/23

EXHIBIT "A"

PARCEL 1 /

Lot 44, SHAMROCK ACRES OF CRYSTAL RIVER, PHASE 2, an unrecorded subdivision further described as follows:

Commence at the NW corner of Section 3, Township 18 South, Range 17 East, thence N. 89 degrees 09'57" E. along the North line of said Section 3, a distance of 460.22 feet to a point, said point being 650 feet from, measured at right angles to, the centerline of State Road No. 495, thence S. 10 degrees 55'33" W. parallel to said centerline a distance of 399.65 feet to the Point of Beginning, thence continue S. 10 degrees 55'33" W. parallel to said centerline a distance of 365 feet, thence S. 79 degrees 04'27" E. 600 feet to a point on the Westerly right-of-way line of said State Road No. 495, thence N. 10 degrees 55'33" E. along said Westerly right-of-way line a distance of 365 feet, thence N. 79 degrees 04'27" W. 600 feet to the Point of Beginning.

PARCEL 2

A tract of land situate in the SW ¼ of Section 34, Township 17 South, Range 17 East, Citrus County, Florida, being more particularly described as follows:

Commencing at the NE corner of the SW ¼ of Section 34, Township 17 South, Range 17 East, thence West along the North boundary of said SW ¼, 149.44 feet to the Easterly Right of Way line of State Highway #495, thence S 29 deg 56' 04" W, along said Easterly Right of Way line 2058.18 feet to the P.C. of a curve concave Southeasterly and having a central angle of 19 deg 00' 48" and a radius of 2811.94 feet, thence Southwesterly along the arc of said curve 261.45 feet (having a chord of 261.36 feet and a chord bearing of S 27 deg 16' 15" W) to the Northwest corner of lands described in Official Record Book 191, Page 584, thence S 69 deg 23' 05" E, 297.82 feet to the Northeast corner of lands described in Official Record Book 191, Page 584, and the Point of Beginning, thence continue S 69 deg 23' 05" E, 499.56 feet, thence S 20 deg 36' 55" W, 96.73 feet, thence N 69 deg 23' 05" W, 197.03 feet, thence S 15 deg 07' 42" W, 728.60 feet, thence S 67 deg 13' 46" W 725.68 feet to the Southeasterly Right of Way line of County Road #495, thence N 10 deg 57' 58" E, along said Right of Way 660.54 feet to a point at the beginning of the above mentioned curve, thence 398.59 feet along said Right of Way a chord distance of 398.26 feet and a chord bearing of N 15 deg 06' 12" E, to a point at the Southwest corner of lands described in Official Record Book 191, Page 584, thence S 68 deg 39' 26" E, 321.93 feet to the Southeast corner of lands described in Official Record Book 191, Page 584, thence N 16 deg 53' 36" E, 277.52 feet to the Northeast corner of lands described in Official record Book 191, Page 585, and the Point of Beginning.

AND

A tract of land situate in the SW $\frac{1}{4}$ of Section 34, Township 17, South, Range 17 East, Citrus County, Florida, being more particularly described as follows: Commencing at the N.E. corner of the SW $\frac{1}{4}$ of Section 34, Township 17 South, Range 17 East; thence West along the North Boundary of said SW $\frac{1}{4}$ 60.38 ft. to the Easterly right-of-way line of State Highway #495; thence S.20°31'30" W along said Easterly right-of-way line, 2049.69 ft. to the P.C. of a curve concave Southeasterly and having a central angle of 19°00'48" and a radius of 2811.94 ft; thence Southwesterly along the arc of said curve 261.52 ft. to the Point of Beginning for the following description. From the above described P.O.B.; thence S. 78°49' E. 298.06 ft.; thence S. 7°27'55" W. 277.31 ft.; thence N. 77°58'15" W. 321.83 ft. to a point on above mentioned curve and also being on the Easterly right-of-way of above mentioned State Road No. 495; thence Northeasterly along said right-of-way and curve 272.15 ft. to the Point of Beginning. Containing 1.95 acres more or less.

PARCEL 3

Lot 45 of SHAMROCK ACRES OF CRYSTAL RIVER, PHASE 2, an unrecorded subdivision being more particularly described as follows:
Commence at the NW corner of Section 3, Township 18 South, Range 17 East, thence N 89° 09' 37" E along the North line of said Section 3 a distance of 460.22 feet to a point, said point being 650 feet from, measured at right angles to, the centerline of State Road No. 495, thence S 10° 55' 33" W parallel to said centerline a distance of 34.65 feet to the Point of Beginning, thence continue S 10° 55' 33" W parallel to said centerline a distance of 365 feet, thence S 79° 04' 27" E 600 feet to a point on the Westerly right-of-way line of said State Road No. 495, thence N 10° 55' 33" E along said Westerly right-of-way line a distance of 365 feet, thence N 79° 04' 27" W 600 feet to the Point of Beginning.

LAND RECORDS
1700

PARCEL 4

LOT 47 OF SHAMROCK ACRES OF CRYSTAL RIVER PHASE 2, AN UNRECORDED SUBDIVISION FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 17 EAST, THENCE S 88° 33' 24" W ALONG THE NORTH LINE OF SAID SECTION 4 A DISTANCE OF 358.11 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ROAD, THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 233.37 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 371.74 FEET, THENCE S 79° 04' 27" E 685.66 FEET, THENCE N 10° 55' 33" E 365 FEET, THENCE N 79° 04' 27" W 756.12 FEET TO THE POINT OF BEGINNING.

PARCEL 5

The South 300 feet of the West 330 feet of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 18 South, Range 17 East. Subject to that certain Declaration of Condominiums recorded in Official Record Book 723, Pages 2191 through 2242, Public Records of Citrus County, Florida.

PARCEL 6

LOT 46 OF SHAHROCK ACRES OF CRYSTAL RIVER PHASE 2, an unrecorded subdivision further described as follows: Begin at the NE corner of Section 4, Township 18 South, Range 17 East, said point also being the NW corner of Section 3, Township 18 South, Range 17 East, thence S 88°33'26" W along the North line of said Section 4 a distance of 358.11 feet to a point on the East right-of-way line of a 50 foot wide road, thence South along said right-of-way line a distance of 233.37 feet, thence S 79°04'27" E 756.12 feet, thence N 10°55'33" E 399.65 feet to a point on the North line of said Section 3, thence S 89°09'57" W along said North line a distance of 460.22 feet to the Point of Beginning.