

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No. 22-01-2529

WARRANTY DEED

This indenture made on A.D. February 28th, 2022, by

Matthew Ray Kimbel and Leslie Kimbel, husband and wife

whose address is: 1711 Oakwood Estates DR
hereinafter called the "grantor", to Plant City, FL 33503

Nicolas Guitard a/k/a Nicolas G. Guitard, a single man

whose address is: 750 NE 64th St., Apt. BPH1, Miami,
hereinafter called the "grantee": FL 33138

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 ELEVATION AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

(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, FL, to-wit:

Commencing at the NW corner of NE 1/4 of NW 1/4 of Section 8, Township 20 South, Range 17 East; thence S 0 degrees 54' 24" E. along the West line of said NE 1/4 of NW 1/4, a distance of 50.00 feet; thence N 88 degrees 55' 44" E. parallel to the North line of said NE 1/4 of NW 1/4 a distance of 401.21 feet, thence S 52 degrees 16' 16" E. 1131.68 feet, thence S 34 degrees 13' 29" W. 107.60 feet, thence S 55 degrees 46' 31" E. 50.00 feet to the Point of Beginning, thence N 34 degrees 13' 29" E. 127.50 feet; thence N 50 degrees 27' 19" E. 74.19 feet; thence S 52 degrees 16' 16" E. 330 feet, more or less, to the waters of a canal, thence Southwesterly along and with the waters of said canal to a point that bears S 52 degrees 16' 16" E. from the Point of Beginning; thence N 52 degrees 16' 16" W. 260 feet more or less, to the Point of Beginning. Being Lot 14 of HOMOSSASSA RETREATS UNIT No. 1, an unrecorded subdivision.

LESS AND EXCEPT:

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 8, Township 20 South, Range 17 East, thence S 0 degrees 54' 24" E along the West line of said NE 1/4 of NW 1/4, a distance of 50.00 feet; thence N 88 degrees 55' 44" E parallel to the North line of said NE 1/4 of NW 1/4, a distance of 401.21 feet; thence S 52 degrees 16' 16" E 1131.68 feet; thence S 34 degrees 13' 29" W 107.60 feet; thence S 55 degrees 46' 31" E 50.00 feet to the Point of Beginning; thence N 34 degrees 13' 29" E a distance of 106.17 feet; thence S 52 degrees 16' 16" E a distance of 308.19 feet, more or less, to waters edge of a canal; thence S 59 degrees 12' 33" W along said waters edge, a distance of 113.88 feet,

more or less, to a point that bears S 52 degrees 16' 16" E from the Point of Beginning; thence N 52 degrees 16' 16" W, a distance of 260.00 feet, more or less, to the Point of Beginning.

ALL Lying and being situate in CITRUS County, Florida.

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 2021.

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

Signed, sealed and delivered in our presence:

Becky Norman
Witness Signature

Becky Norman
Printed Name

Danielle Smalley
Witness Signature

Danielle Smalley
Printed Name

Matthew Kimbel
Seller: Matthew Ray Kimbel

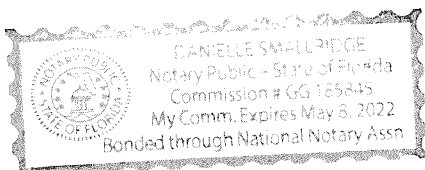
Leslie Kimbel
Seller: Leslie Kimbel

State of FL

County of CITRUS

Sworn To, Subscribed and Acknowledged before me by means of physical presence or online notarization on this 28th day of February, 2022, by **Matthew Ray Kimbel and Leslie Kimbel, husband and wife**, who are personally known to me or who have produced FL Drivers licenses as identification.

SEAL



Danielle Smalley
Notary Public
Notary Print Name Danielle Smalley
My Commission Expires: _____