

Prepared by and return to:

Audra Chandler  
Southern Security Title of the Nature Coast, Inc.  
1271 Kass Circle  
Spring Hill, FL 34606  
(352) 688-9771

Actual Consideration paid is \$590,000.00  
File No 2022-01-2278

27.00  
4130.00  
-----  
4157.00

Parcel Identification No: Property 1:  
Alternate Key Number 3525837

[Space Above This Line For Recording Data]

# WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8th day of April, 2022 between

**Ronald Van Register, a married man** whose post office address is **11324 Sage Thrasher Avenue, Brooksville, FL 34614**, of the County of Hernando, State of Florida and **Pablo T. Guzman, a married man**, whose post office address is **1707 5<sup>th</sup> Street North, Manpa, Idaho, 83687** of the County of Canyon, State of Idaho, Grantors, to **Lake Laundries, Inc., a Florida Corporation**, whose post office address is **43804 Johnson Road, Paisley, Florida 32767**, of the County of Lake, State of Florida, Grantee:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit: **Parcel B:**

Commence at the Southeast corner of Lot 38 of Homosassa Company's Subdivision of Section 31, Township 19 South, Range 17 East, Citrus County, Florida, as per plat thereof recorded in Plat Book 1, Page 3, Public Records of Citrus County, Florida; thence South 89 degrees 48 minutes 19 seconds West, 20.7 feet; thence South 4 degrees 25 minutes 10 seconds East, 50.07 feet to a point on the South right of way line of W. Gregory CT. (a 50 foot wide road); thence North 89 degrees 48 minutes 19 seconds East along said South right of way line, 24.79 feet to the Westerly right of way line of S. Garcia RD. (width varies); thence South 41 degrees 08 minutes 00 seconds East along said Westerly right of way line, 61.29 feet to the Point of Beginning; thence continue South 41 degrees 08 minutes 00 seconds East along said Westerly right of way line, 19.90 feet; thence South 43 degrees 46 minutes 00 seconds East along said Westerly right of way line, 125.38 feet to the Southeast corner of Lot 1-A of Weiler's Unrecorded Subdivision; thence departing said Westerly right of way line North 89 degrees 33 minutes 00 seconds West along the South line of said Lot 1-A, 104.32 feet, more or less, to the waters of a canal; thence North 03 degrees 31 minutes 00 seconds West along said waters, 52.55 feet; thence North 87 degrees 44 minutes 14 seconds West, 50.94 feet; thence departing said waters North 10 degrees 26 minutes 45 seconds East, 26.29 feet, more or less; thence South 89 degrees 38 minutes 57 seconds East, 19.43 feet; thence North 54 degrees 33 minutes 11 seconds East, 42.26 feet to the aforementioned Westerly right of way line of S. Garcia RD. and the Point of Beginning.

**Grantors warrant** that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is:

**Ronald Van Register - 11324 Sage Thrasher Avenue, Brooksville, Florida 34614.**  
**Pablo T. Guzman - 1707 5<sup>th</sup> Street North, Manpa, Idaho, 83687**

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Cheyl Fleckenstein*  
Witness Signature

*Ronald Van Register*  
Ronald Van Register

Cheyl Fleckenstein  
Print Name

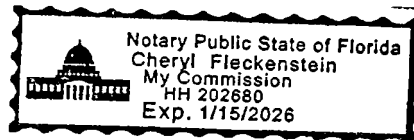
*Michele A. Coulter*  
Witness Signature

Michele A. Coulter  
Print Name

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 17<sup>th</sup> day of April, 2022, by Ronald Van Register

*Cheyl Fleckenstein*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: Drivers License

Signed, sealed and delivered in our presence:

Anthony J. Negrete  
Witness Signature

Anthony J Negrete  
Print Name

Lolita M. Negrete  
Witness Signature

Lolita M Negrete  
Print Name

pablo t guzman  
Pablo T. Guzman

STATE OF Ohio  
COUNTY OF Richland

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (x) online notarization this 7th day of April, 2022, by Pablo T. Guzman



Anthony J. Negrete  
Signature of Notary Public Anthony J Negrete  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: Driver License