

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Martone

American Title Services of Citrus Co., Inc.

2230 Highway 44 West

Inverness, FL 34453

Property Appraisers Parcel I.D. No: **20E-19S-01-31000 & 23100**

Space Above This Line For Recording Data

THIS WARRANTY DEED,

made the 2nd day of December, 2022 by **DANNY RAY BUCHANAN and LARRY M. HAAG, INDIVIDUALLY AND AS CO-TRUSTEES OF THE WILLIAM C. BUCHANAN TRUST AGREEMENT DATED OCTOBER 12, 2010**, herein called the grantors, to **DANNY R. BUCHANAN and DEBRA M. BUCHANAN, husband and wife**, whose post office address is 5051 N. ALABASTER DR., HERNANDO, FL 34442, hereinafter called the Grantees:

(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)

WITNESSETH: That the grantors, for and in consideration of the sum of **\$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 Florida, viz.:

PARCEL 1

The Northwest 1/4 of the Southeast 1/4; and the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 19 South, Range 20 East, LESS AND EXCEPT the North 30 feet and the East 30 feet thereof reserved for road right of way purposes.

LESS AND EXCEPT:

The North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 South, Range 20 East, LESS AND EXCEPT the North 30 feet and the East 30 feet thereof reserved for road right of way purposes, Together with an easement for road right of way purposes described as: The West 30 feet of the East 628.49 feet of the North 251.59 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 South, Range 20 East and the South 30 feet of the North 281.59 feet of the East 628.49 feet of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 South, Range 20 East Except the East 30 feet thereof. (Per Official Records Book 610, Page 1539, Public Records of Citrus County, Florida.)

LESS AND EXCEPT:

The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 19 South, Range 20 East. Subject to and easement over the East 30 feet thereof. (Per Official Records Book 733, Page 393, Public Records of Citrus County, Florida.)

PARCEL 2

Northeast 1/4 of Southwest 1/4 and North 1/2 of Southeast 1/4 of Southwest 1/4 of Section 1, Township 19 South, Range 20 East, LESS AND EXCEPT the East 30 feet of the North 30 feet of Northwest 1/4 of Northeast 1/4 of Southwest 1/4 and North 30 feet of Northeast 1/4 of Northeast 1/4 of Southwest 1/4 and South 30 feet of Northwest 1/4 of Southeast 1/4 of Southwest 1/4 and the West 30 feet of the South 30 feet of Northeast 1/4 of Southeast 1/4 of Southwest 1/4.

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.

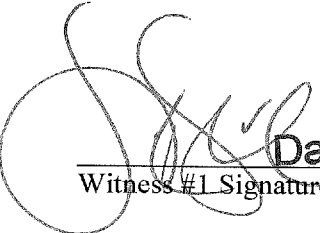
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

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

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 for the current year and all subsequent years.

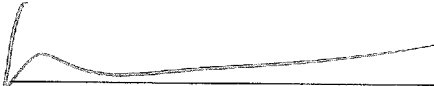
IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Dawn Martone
Witness #1 Signature


Witness #1 Printed Name




Witness #2 Signature



Witness #2 Printed Name



DANNY RAY BUCHANAN
INDIVIDUALLY AND AS CO-TRUSTEE
452 PLEASANT GROVE RD., INVERNESS, FL 34452

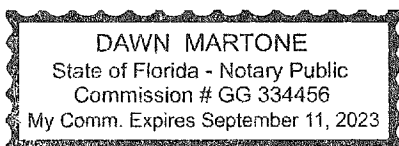


LARRY M. HAAG
INDIVIDUALLY AND AS CO-TRUSTEE
452 PLEASANT GROVE RD., INVERNESS, FL 34452

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 2nd day of December, 2022 by **DANNY RAY BUCHANAN and LARRY M. HAAG, INDIVIDUALLY AND AS CO-TRUSTEES OF THE WILLIAM C. BUCHANAN TRUST AGREEMENT DATED OCTOBER 12, 2010** who are personally known to me or have produced Driver's License as identification.

SEAL



My commission expires:

A handwritten signature in black ink, appearing to be "Dawn Martone", written over a horizontal line.

Notary Public

Printed Notary Name