

Prepared by:  
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Title USA, LLC  
478 NE 3rd Street, Suite C  
Crystal River, FL 34429  
Return to: GRANTEE  
File Number: T20226752

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### Warranty Deed

This Warranty Deed made this 30th day of December, ~~2023~~ 2022, between Cory M. Edgar and Tracy Edgar, husband and wife, whose post office address is 24922 Rt. 12, Watertown, NY 13601 grantor, and Earl C. Samstag Jr., a Single man, whose post office address is 6276 W. Grover Cleveland Blvd., Homosassa, FL 34446 grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 the Citrus County, Florida, to-wit:

Traet I of a re-subdivision of Lot 28 and a portion of Lot 29 Holiday Acres, Unit 1 and being more particularly described as follows: Begin at the most Southerly corner of Lot 29, Holiday Acres Unit 1, as recorded in Plat Book 5, Pages 65 and 66, Public Records of Citrus County, Florida; thence North 48 degrees 18 minutes 42 seconds East along the Southeasterly boundary of said Lot 29, a distance of 348.84 feet to the most Easterly corner of said Lot 29; thence North 45 degrees 06 minutes 19 seconds West along the Northeasterly boundary of said Lot 29, a distance of 110.68 feet; thence South 48 degrees 25 minutes 01 seconds West a distance of 329.55 feet to the Northeasterly right of way of Holiday Drive, said point being on the arc of a curve concaved Northeasterly, having a central angle of 17 degrees 22 minutes 41 seconds and a radius of 1475 feet, thence Southeasterly along the arc of said curve, a distance of 111.84 feet to the Point of Beginning, (chord bearing and distance between said points being South 39 degrees 30 minutes 58 seconds East 111.81 feet.)

Parcel Identification Number: #17E18S140010 0290

Subject to easements, restrictions and reservations of record and to taxes for the year 2022 and thereafter.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 2022.

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:

[Signature]  
Witness Signature  
Yrma L Babilonia  
Witness Printed Name  
[Signature]  
Witness Signature  
Kari L. Bartlett  
Witness Printed Name

[Signature]  
Cory M. Edgar  
[Signature]  
Tracy Edgar

State of New York  
County of Jefferson

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 30th day of December, 2022, by Cory M. Edgar and Tracy Edgar, husband and wife

YRMA L BABILONIA  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01BA6395994  
Qualified in Jefferson County

[Signature]  
(Signature of Notary Public - State of ~~Florida~~ New York)  
Yrma L Babilonia  
(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission Expires 8/12/2023  
Produced Identification Valid DR  
Type of Identification Produced