

Prepared by and return to:  
Kathryn V. Bailey  
GULF WATER TITLE, INC.  
118 107th Ave.  
Treasure Island, FL 33706  
(855) 648-6970  
File No 2023-109

Parcel Identification No 17E20S051B0000070

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## WARRANTY DEED

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

This indenture made the 15th day of June, 2023 between **JOSEPH W. LEONARD and KATHLEEN LEONARD, husband and wife**, whose post office address is **816 Windermere Boulevard, Inverness, FL 34453**, of the County of Citrus, State of Florida, Grantors, to **KENT M. RODAHAVER and LAURA FAULKNER-RODAHAYER, TRUSTEES OF THE KENT RODAHAVER AND LAURA FAULKNER-RODAHAYER REVOCABLE LIVING TRUST DATED FEBRUARY 13, 2023**, whose post office address is **1620 Serpentine Drive South, St. Petersburg, FL 33712**, of the County of Pinellas, State of Florida, Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of **THREE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (U.S.\$375,000.00)** and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 7-A

Commence at the Southeast corner of fractional Section 5, Township 20 South, Range 17 East, thence South 88 degrees 55' 44" West along the South line of said Section 5 a distance of 318.87 feet, thence North 13 degrees 44' 54" West 332.15 feet, thence North 37 degrees 48' 41" West 436.69 feet, thence North 28 degrees 28' 03" West 223.13 feet, thence North 20 degrees 43' 32" West 50.65 feet to the Point of Beginning, thence South 69 degrees 16' 28" West 120.36 feet, thence North 46 degrees 20' 22" West 141.07 feet, more or less, to a point on the waters canal, thence North 53 degrees 13' 57" East along said waters a distance of 188.69 feet to a point that bears North 20 degrees 43' 32" West from the Point of Beginning, thence South 20 degrees 43' 32" East 179.35 feet, more or less, to the Point of Beginning.

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

**Subject to** taxes for 2023 and subsequent years, 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 Grantees 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:

[Signature]  
WITNESS NO. 1  
PRINT NAME: John Richmond

[Signature]  
JOSEPH W. LEONARD  
[Signature]  
KATHLEEN LEONARD

[Signature]  
WITNESS NO. 2  
PRINT NAME: JOHN R. MULKEY

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 15<sup>th</sup> day of June, 2023, by JOSEPH W. LEONARD and KATHLEEN LEONARD.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



JOHN R. MULKEY  
Commission # GG 921116  
Expires November 16, 2023  
Bonded Thru Budget Notary Services

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: DRIVER'S LICENSE