

Prepared by and return to:

Cindy Bescher
First National Title & Escrow
501 Centerville Road
102
Warwick, RI 02886

File No 3956-FL-24

Parcel Identification No 21E-20S-17-0000-2A0B0-0090

[Space Above This Line For Recording Data]

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

This indenture made the 7th day of August, 2024 between **Scott C. Clark, a married man**, whose post office address is 1503 Lynn Avenue, Clearwater, FL 33755, of the County of Pinellas, Florida, Grantor, to **Clifford P. Evans and Elizabeth B. Evans, as Co-Trustees of the Evans Living Trust dated February 12, 2008**, whose post office address is 646 East Knights Griffin Road, Plant City, FL 33565, of the County of Hillsborough, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Citrus, Florida, to-wit:

Lot 9 in Block "B" of OLD OAKS, an unrecorded subdivision.

Commence at the NE Corner of the NW 1/4 of SE 1/4 of Section 17, TOWNSHIP 20 SOUTH, RANGE 21 EAST, thence S. 0° 03' 30" W., along the East line of said NW 1/4 of SE 1/4, a distance of 319.98 feet to a point on the Southerly right-of-way line of a 50 foot wide road, thence along said right-of-way line the following courses and distances: S 80° 49' 40" W, 895.56 feet, then N. 78° 45' 11" W. 138.87 feet, thence N, 37° 24' 25" W, 236.04 feet to a point on the Northerly right-of-way line of a 50 foot wide road, thence S. 57° 13' 58" W., along said Northerly right-of-way line, a distance of 610 feet to a point on the Westerly right-of-way line of a 50 foot wide road, thence N. 32° 46' 02" W., along said Westerly right-of-way line, a distance of 170 feet to the P.C. of a curve, concaved Easterly, having a central angle of 40° and a radius of 162.37 feet, thence Northwesterly and Northeasterly, along the arc of said curve, and along said right-of-way line, a distance of 113.36 feet to the P.T. of said curve, thence continue along said right-of-way line N. 7° 13' 58" E. 201.70 feet to the POINT OF BEGINNING, thence continue N. 7° 13' 58" E. along said right-of-way line, a distance of 10 feet to a point on a cul-de-sac, concaved Southwesterly, having a central angle of 300° and a radius of 50 feet, thence Northwesterly and Northeasterly, along the arc of said cul-de-sac, a distance of 130.90 feet to a point, (chord bearing and distance between said points being N. 22° 13' 58" E. 96.59 feet), thence N. 7° 13' 58" E. 77.75 feet, thence N. 58° 51' 31" W, 11.70 feet, thence N. 73° 39' 22" W. 118.29 feet, thence S. 39° 05' 38" W., 206.16 feet, thence S. 12° 59' 41" W. 19.77 feet, thence S. 80° 08' 58" E. 213.52 feet to the Point of Beginning, being Lot 9 in Block "B", of OLD OAKS, an unrecorded Subdivision.

Together with 1982 Skyline Mobile Home ID #01610484R single wide

The Grantor, herein avers and attests that this property is not his homestead property.

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

Subject to taxes for 2024 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Scott C. Clark
Scott C. Clark

~~7655 W Gulf to Lake Hwy. #4~~
Crystal River, FL 34429
WITNESS 1 ADDRESS

~~7655 W Gulf to Lake Hwy. #4~~
Crystal River, FL 34429
WITNESS 2 ADDRESS

Cindy Bescher
WITNESS
PRINT NAME: Cindy Bescher
Hannah Kerner
WITNESS
PRINT NAME: Hannah Kerner

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of August, 2024, by Scott C. Clark.

Cindy Bescher
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification Produced: F.D.L.

