

Prepared by: Janet Diiorio
Marion Lake Sumter Title, LLC
1890 SE 15th Avenue, Suite 102
Ocala, Florida 34471
File Number: 2025-685

General Warranty Deed

Made this November 5, 2025 A.D., by **Christopher A. Bibb and Valerie A. Bibb, husband and wife**, whose address is: 3260 Piccard Loop, New Port Richey, Florida 34655, hereinafter called the Grantor(s), to **Harrison Matthew Prater, a single man, and Devon Marie O'Neill, a single woman, as Joint Tenants with Right of Survivorship**, whose post office address is: 3695 W. Horace Allen Street, Lecanto, Florida 34461, hereinafter called the Grantee(s):

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$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, Florida, viz:

Parcel 1:

Commence at the NW corner of the NE 1/4 of SW 1/4 of Section 28, Township 18 South Range 18 East thence N 89° 14' 06" E along the North line of said NE 1/4 of SW 1/4 a distance of 61 feet to the Point of Beginning thence S 0° 29' 58" W parallel to the West line of NE 1/4 of SW 1/4 a distance of 90 feet thence N 89° 14' 06" E parallel to the North line of the NE 1/4 of SW 1/4 a distance of 295.16 feet. Thence N 0° 29' 58" E parallel to the West line of NE 1/4 of SW 1/4 a distance of 90 feet to a point on the North line of NE 1/4 of SW 1/4 thence continue N 0° 29' 58" E parallel to the West line of the SE 1/4 of NW 1/4 a distance of 205.16 feet, thence S 89° 14' 06" W parallel to the South line of the SE 1/4 of NW 1/4 a distance of 295.16 feet, thence S 0° 29' 58" W parallel to the West line of SE 1/4 of NW 1/4 a distance 205.16 feet to the Point of Beginning. Less that part deeded to Citrus County in Official Records Book 905, Page 560, of the Public Records of Citrus County, Florida.

Parcel A-1

Commence at the SW corner of the SE 1/4 of NW 1/4 of Section 28, Township 18 South, Range 18 East, Citrus County, Florida, thence N. 89° 14' 06" E along the South line of said SE 1/4 of NW 1/4 a distance of 16 feet to the Point of Beginning, thence N. 0° 29' 58" E parallel to the West line of said SE 1/4 of NW 1/4 a distance of 205.16 to a point on a Westerly projection of the North line of lands described in deed recorded in Official Records Book 550, Page 1318, Public Records of Citrus County, Florida, thence N. 89° 14' 06" E along the Westerly projection a distance of 45 feet to the NW corner of said lands, thence S. 0° 29' 58" W along the West line of said lands a distance of 205.16 feet to a point on the South line of said SE 1/4 of the NW 1/4, thence S 89° 14' 06" W along said South line a distance of 45 feet to the Point of Beginning. Subject to a 16 foot wide ingress and egress easement as described in deed recorded in Official Records Book 800, Pages 1463 and 1464, public records of Citrus County, Florida.

Together with a 16 foot wide ingress and egress easement across the following described lands: Begin at the SW corner of the SE 1/4 of the NW 1/4 Section 28, Township 18 South, Range 18 East, thence N 0 degrees 29' 58" E along the West line of said SE 1/4 of the NW 1/4 a distance of 393.59 feet to a point on a Westerly projection of the North line of lands described in deed recorded in Official Record Book 800, Pages 2061 and 2062, public records of Citrus County, Florida, thence S 89 degrees 01' 12" E along said Westerly projection a distance of 16 feet, thence S 0 degrees 29' 58" W parallel to said West line a distance of 483.10 feet to a point on the North right-of- way line of a 20 foot wide ingress and egress easement as described in said Official Record Book 800, Pages 1463 and 1464, public records of Citrus County, Florida, thence S 89 degrees 14' 06" W along said North right-of- way line a distance of 16 feet to a point on the West line of the NE 1/4 of the SW 1/4 of Section 28, thence N 0 degrees 29' 58" E along the West line of said NE 1/4 of the SW 1/4 a distance of 90 feet to the Point of Beginning.

Parcel ID Number: **18E18S28 13200 0010**

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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, 2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Meghan Schenavar
Witness #1 Signature

Witness Printed Name Meghan Schenavar

Witness Address: 223 SW Broadway St
Ocala FL 34471

Jeffery Morrison
Witness #2 Signature

Witness Printed Name Tiffany Morrison

Witness Address: 1890 SE 15th Ave #102, Ocala FL 34471

[Signature] (Seal)
Christopher A. Bibb

[Signature] (Seal)
Valerie A. Bibb

State of Florida
County of ~~Pasco~~ ^{Marion} Marion

The foregoing instrument was acknowledged before me by means of XX physical presence or online notarization, this 5 day of November, 2025, by Christopher A. Bibb and Valerie A. Bibb, who is/are personally known to me or who has produced DL as identification.



TIFFANY MORRISON
Commission # HH 200794
Expires November 22, 2025

Jeffery Morrison
NOTARY PUBLIC
Printed Name: _____
My Commission Expires: _____
(SEAL)