

Prepared by:
Wilson & Williams P. A.
954 E. Silver Springs Boulevard, Suite 101
Ocala, Florida 34470
File Number: RDW16-0218

General Warranty Deed

Made this 13th day of December, 2017, by BELINDA GAYLE ARNEY and TOBY JEAN ROOKS, as trustees of the JEAN MARIE GOODE REVOCABLE TRUST AGREEMENT dated June 20, 2000, as amended November 28, 2001, March 24, 2004 and August 17, 2015 and BELINDA GAYLE ARNEY, as trustee of the BAILEY R. GOODE REVOCABLE TRUST AGREEMENT dated June 20, 2000, as amended November 28, 2001 and March 24, 2004 whose address is 4372 NW Flowers Road, Madison FL 32340, hereinafter called the grantor, to RMC 19 & 44, LLC a Florida limited liability company, whose post office address is: 8902 N Dale Mabry Hwy Suite 200, Tampa FL 33614, hereinafter called the grantee:

(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:

See Attached Exhibit "A"

Parcel ID Number: #1068223

THE PROPERTY DESCRIBED IN EXHIBIT "A" IS NOT THE HOMESTEAD OF GRANTORS NOR IS IT CONTIGUOUS TO LANDS CLAIMED BY THEM AS HOMESTEAD.

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, 2017 and subject to that Access Easement recorded in O. R. Book 2326, Page 1082 of the Public Records of Citrus County, Florida.

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:

Witness Signature

Witness Printed Name Arthur Oldham

Carrie Kuhn

Witness Signature

Witness Printed Name Carrie Kuhn

Carrie Kuhn

Witness Signature

Witness Printed Name Arthur Oldham

Carrie Kuhn

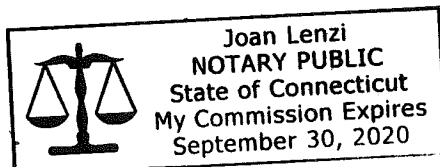
Witness Signature

Witness Printed Name Carrie Kuhn

State of CT

County of FAIRFIELD

The foregoing instrument was acknowledged before me this 11th day of December, 2017 by Belinda Gayle Arney, as trustee of the Jean Marie Goode Revocable Trust Agreement dated June 20, 2000, as amended November 28, 2001, March 24, 2004 and August 17, 2015, who is personally known to me or who has produced DRIVER'S LICENSE as identification.

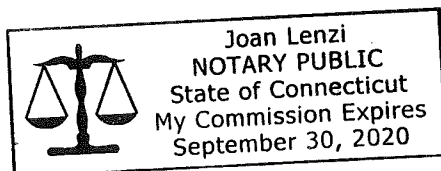


Joan Lenzi
Notary Public
Print Name: JOAN LENZI
My Commission Expires: SEPT 30, 2020

State of CT

County of FAIRFIELD

The foregoing instrument was acknowledged before me this 11th day of December, 2017 by Belinda Gayle Arney, as trustee of the Bailey R. Goode Revocable Trust Agreement dated June 20, 2000, as amended November 28, 2001 and March 24, 2004, who is personally known to me or who has produced DRIVER'S LICENSE as identification.



Joan Lenzi
Notary Public
Print Name: JOAN LENZI
My Commission Expires: SEPT 30, 2020

Belinda Gayle Arney

BELINDA GAYLE ARNEY, as trustee of the
JEAN MARIE GOODE REVOCABLE TRUST
AGREEMENT dated June 20, 2000 as
amended November 28, 2001, March 24,
2004 and August 17, 2015

Belinda Gayle Arney

BELINDA GAYLE ARNEY as trustee of the
BAILEY R. GOODE REVOCABLE TRUST
AGREEMENT dated June 20, 2000 as
amended November 28, 2001 and March 24,
2004

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:

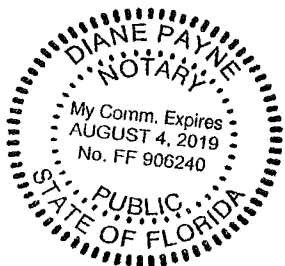
Sherry L Burnette
Witness Signature
Witness Printed Name Sherry L Burnette

Toby Jean Rooks
TOBY JEAN ROOKS, as trustee of the JEAN
MARIE GOODE REVOCABLE TRUST
AGREEMENT dated June 20, 2000 as
amended November 28, 2001, March 24,
2004 and August 17, 2015

Diane Payne
Witness Signature
Witness Printed Name Diane Payne

State of FLORIDA
County of Madison

The foregoing instrument was acknowledged before me this 12th day of December, 2017 by Toby Jean Rooks, as trustee of the Jean Marie Goode Revocable Trust Agreement dated June 20, 2000, as amended November 28, 2001, March 24, 2004 and August 17, 2015 who is personally known to me or who has produced _____ as identification.



Diane Payne
Notary Public
Print Name: Diane Payne
My Commission Expires: 8-4-19

EXHIBIT "A"

Commencing at the Southeast corner of the Northeast 1/4 of Section 21, Township 18 South, Range 17 East, thence North along the East boundary of said Section 75.48 feet, thence South 88°25'38" West 180 feet to the Point of Beginning, said point being on the North right-of-way line of State Road No. 44, thence North parallel with the East boundary of said Section 626.08 feet, thence South 89°43'15" West 500.00 feet, thence South parallel with the East boundary of said Section 511.60 feet to a point on the Northeasterly right-of-way line of U.S. Hwy No. 19, said point being on a curve concave Southwesterly, having a radius of 1960.01 feet, thence Southeasterly along the arc of said curve a chord bearing and distance of South 49°29' East 187.57 feet, thence North 88°25'38" East along said right-of-way line 357.55 feet to the Point of Beginning.

LESS AND EXCEPT:

Commence at the Southeast corner of the Northeast 1/4 of said Section 21, thence North along the East boundary of said Section a distance of 75.48 feet to the North right-of-way of State Road 44, thence West along North right-of-way line 537.55 feet to the Northeasterly right-of-way line of State Road No. 55 for the Point of Beginning, thence Northwesterly along said Northeasterly right-of-way line 60 feet, thence Southeasterly to a point on the North right-of-way line of State Road 44 that is 60 feet East along said North right-of-way line from the Point of Beginning, thence West along said North right-of-way line 60 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

Commence at the Southeast corner of the Northeast 1/4 of Section 21, Township 18 South, Range 17 East, thence North along the East line of Section 21, a distance of 75.48 feet to a point on the North right-of-way line of State Road No. 44, thence South 88°25'38" West along said right-of-way line, a distance of 180 feet to the Point of Beginning; thence continue South 88°25'38" West along said right-of-way line a distance of 277.54 feet, thence North 269.47 feet; thence West 187.35 feet, thence South 177.69 feet to a point on the Northeasterly right-of-way line of U.S. Hwy No. 19, said point being on a curve, concaved Southwesterly, having a central angle of 1°18'50" and a radius of 1960.01; thence Northwesterly along the arc of said curve, a distance of 44.95 feet to a point (chord bearing and distance between said point being North 51°33'38" West 44.95 feet); thence North 511.60 feet; thence North 89°43'15" East 500 feet; thence South 626.08 feet to the Point of Beginning.