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This instrument was prepared by and return to:
Name Paul H. Nessler, Jr.
Attorney at Law
Address 10002 Cortez Boulevard
SPRING HILL, FLORIDA 34613

Consideration: \$100,000.00
14RE320

Parcel ID No. R16 423 19 7079 0000 0420

Grantee S.S. No. _____
Name: SLADE A. HARMON

Grantee S.S. No. _____
Name: LISA J. HARMON

(Space above this line for recording data.)

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

This Indenture, made this 18th day of December, 2014, **Between ROBERT B. MCNEIL and MARIA DEL CARMEN MCNEIL, HUSBAND AND WIFE**, whose post office address is **1644 FERGASON AVENUE, SPRING HILL, FLORIDA 34609**, party of the first part, and **SLADE A. HARMON and LISA J. HARMON, HUSBAND AND WIFE**, whose post office address is **2267 GLENRIDGE DRIVE, SPRING HILL, FLORIDA 34609**, party of the second part,

Witnesseth that said party of the first part, for and in consideration of the sum of *****TEN AND NO/100's*****Dollars, to him in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate, lying and being in **Hernando** County, Florida, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Subject to easements, restrictions, and reservations of record and real estate taxes and assessments for the year 2014 and subsequent years.

and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the party of the first part has hereunto set his hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

Witness 1: _____
Printed: Enga Sumner

Witness 2: Paul H. Nessler, Jr.
Printed: _____

Signed: _____ (Seal)

Printed: **ROBERT B. MCNEIL**

Signed: _____ (Seal)

Printed: **MARIA DEL CARMEN MCNEIL**

STATE OF Florida
COUNTY OF Hernando

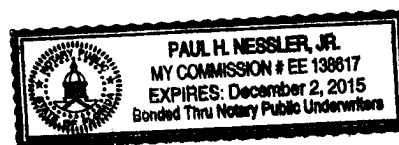
The foregoing instrument was acknowledged before me this 18th day of December, 2014, by **ROBERT B. MCNEIL and MARIA DEL CARMEN MCNEIL, HUSBAND AND WIFE**, ☐ who is/are personally known to me OR ☒ who has/have produced _____ as identification.

NOTARY PUBLIC

Sign Paul H. Nessler, Jr.
Print _____

(Notary
Seal)

My Commission Expires:



LEGAL DESCRIPTION EXHIBIT "A"

Lot 42 of Hidden Oaks, as more particularly described in the survey of Hidden Oaks attached as a part of Composite Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Hidden Oaks, an approved unplatted Class I Subdivision in Sections 16 and 21, Township 23 South, Range 19 East, Hernando County, Florida and subject to all of the provisions of said declaration and each of the exhibits thereto, said declaration and exhibits are recorded in O.R. Book 1200, Pages 756 through 866, of the Public Records of Hernando County, Florida, being more particularly described as follows:

Commence at the East $\frac{1}{4}$ corner of Section 21, Township 23 South, Range 19 East, Hernando County, Florida; run thence South $89^{\circ} 47' 30''$ West along North line of the Southeast $\frac{1}{4}$ of said Section 21, a distance of 1120.00 feet to the Point of Beginning; thence South $00^{\circ} 10' 10''$ West, 500.00 feet; thence South $89^{\circ} 47' 30''$ West, 1032.90 feet; thence North $07^{\circ} 00' 43''$ East, 143.09 feet; thence 89.45 feet Northeasterly along the arc of a curve concave Southeasterly, having a radius of 200 feet and a central angle of $25^{\circ} 37' 30''$; thence North $32^{\circ} 38' 13''$ East, 120.64 feet; thence 44.22 feet Northeasterly along the arc of a curve concave Northwesterly having a radius of 200 feet and a central angle of $12^{\circ} 40' 06''$; thence North $19^{\circ} 58' 07''$ East, 142.61 feet to the North line of the Southeast $\frac{1}{4}$ of said Section 21; thence North $89^{\circ} 47' 30''$ East along said North line of the Southeast $\frac{1}{4}$, 853.52 feet to the Point of Beginning.

Less a 30 foot strip along the Westerly boundary thereof lying East of the centerline of Access and Utility Tract "C" as described in Declaration of Restrictions for road right of way.

Together with an undivided $\frac{1}{54}$ th interest in and to those certain access and utility Tracts A,B,C,D and E, Community Service Plots 1 and 2 and Horse Trail Easement as described in Declaration of Restrictions recorded in O.R. Book 1200, Page 756, Public Records of Hernando County, Florida.