

NAME: Jerry J. and Joetta D. Ragland
41 Spinnaker Way
Coronado, CA 92118

THIS INSTRUMENT PREPARED BY:

R ROBERT BRUCE SNOW, P.A.
Attorney at Law
112 North Orange Avenue
Brooksville, FL 34601

PROPERTY APPRAISERS PARCEL I.D.:

R14-122-19-0251-0000-0080

TRUST WARRANTY DEED

THIS WARRANTY DEED made and executed this 25th day of July, 2016, by JERRY J. RAGLAND and JOETTA D. RAGLAND, husband and wife, of 41 Spinnaker Way, Coronado, CA 92118, hereinafter called the **grantors**, to JERRY J. RAGLAND and JOETTA D. RAGLAND, as Trustees of the RAGLAND FAMILY TRUST dated the 23rd day of June, 2016, hereinafter called **grantee**:

WITNESSETH: That the grantors, for and in consideration of the sum of \$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 Hernando County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Trustees reserve the right to reside upon any real property placed in the RAGLAND FAMILY TRUST as their permanent residence during their lives, it being the intent to retain the Trustees requisite beneficial interest and possessory right in and to such real property to comply with Florida Statutes, Section 196.041, such that said beneficial interest and possessory right constitute in all respects an equitable title to real estate as that term is use din Section 6, Article VII of the Constitution of the State of Florida.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY ITS PARTIES. TITLE RESEARCH OR OTHER ASSURANCE OF TITLE WAS NEITHER REQUESTED FROM NOR PERFORMED OR GIVEN BY THE LAW OFFICES OF ROBERT BRUCE SNOW, P..A, ATTORNEY AT LAW, 112 NORTH ORANGE AVENUE, BROOKSVILLE, FL 34601.

TOGETHER with all the tenements, hereditments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenants with said grantee that the grantors are lawfully siezed of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all person whosoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said grantors has signed and sealed these presents the day and year first above written.

Juan McCarty
Witness To Both
Juan McCarty
Witness To Both

Jerry J. Ragland
JERRY J. RAGLAND
Joetta D. Ragland
JOETTA D. RAGLAND

STATE OF CALIFORNIA
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the aforesaid State and County, to take acknowledgments, personally appeared JERRY J. RAGLAND and JOETTA D. RAGLAND, who are personally known to me and to me known to be the persons described in and who executed the foregoing instrument, under oath, and acknowledged before me that they executed the same.

WITNESS my hand and seal this _____ day of July, 2016.

SEE LAST DOCUMENT FOR NOTARY
Notary Public

My Commission Expires:

Commence at the Southwest corner of Section 14, Township 22 South Range 19 East, run thence South $89^{\circ}44'00''$ East, along the South line of said Section 14, a distance of 450.00 feet; thence North $04^{\circ}32'00''$ East, a distance of 1241.30 feet to the Southerly right-of-way line of Oakwood Drive, according to the map or plat of Country Club Estates, Unit #1, as recorded in Plat Book 6, page 20, Public Records of Hernando County, Florida; thence go North $54^{\circ}57'12''$ West a distance of 124.99 feet to a point on the Northerly right-of-way line of said Oakwood Avenue and the Westerly right-of-way line of Longwood Drive as shown on said plat of Country Club Estates, Unit #1; thence go North $06^{\circ}16'00''$ East along said Westerly right-of-way of said Longwood Drive a distance of 167.94 feet to the P.C. of a curve; thence go North $31^{\circ}54'00''$ East a distance of 324.46 feet to the P.T. of said curve; thence go North $44^{\circ}07'00''$ West a distance of 137.84 feet; thence go South $43^{\circ}04'00''$ West a distance of 53.99 feet; thence go South $40^{\circ}20'00''$ West a distance of 33.50 feet to the POINT OF BEGINNING; thence go North $46^{\circ}20'00''$ West a distance of 189.42 feet to a point on the Easterly right-of-way line of State Road No. 5 (Howell Avenue), said point also being the P.C. to a curve having a central angle of $17^{\circ}46'28''$, a radius of 1432.39 feet, a cord and bearing of South $30^{\circ}57'33''$ West, 442.59 feet; thence go along the arc of said curve concave to the Southeast a distance of 444.36 feet to the P.T.; thence go South $22^{\circ}04'19''$ West along said Easterly right-of-way of State Road #5 a distance of 14.49 feet; thence South $84^{\circ}46'30''$ East a distance of 167.86 feet; thence North $83^{\circ}53'28''$ East a distance of 56.66 feet; thence North $03^{\circ}55'04''$ East a distance of 14.77 feet; thence North $20^{\circ}33'58''$ East a distance of 144.69 feet; thence North $38^{\circ}01'37''$ East a distance of 153.91 feet to the POINT OF BEGINNING. (Containing 75,332.14 square feet or 1.72 acres more-or-less).

EXHIBIT A

This certificate is attached to a 2 page document dealing with/entitled Trust Warranty Deed and dated 7/25/2016

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On July 25th 2016 before me,

Joshua Cardoso notary public (here insert name and title of the officer),

personally appeared Jerry J Ragland and Joetta D Ragland, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Joshua Cardoso (Seal)