

27.00
2975.00
3002.00

NOTE TO CLERK/TAX EXAMINER: Actual consideration
paid is \$ 425,000.00

Return to:

This instrument was prepared incidental to the
writing of a title insurance policy:

Audra Chandler
Southern Security Title Services, Inc.
11534 Spring Hill Dr., Spring Hill, Fl 34609

Parcel ID Number: R33 423 20 0000 0110 0022

Warranty Deed

This Indenture, Made this 4th day of January, 2018 A.D., Between
Shawnee R. Smith and Ian Gerald, wife and husband

of the County of Hernando, State of Florida, grantors, and
George Vinton Berridge and Stephanie Lynn Berridge, husband and wife

whose address is: 25767 Tilly Hawk Lane, Brooksville, FL 34602

of the County of Hernando, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Hernando State of Florida to wit:

Exhibit "A" for complete legal description

Subject to current taxes, easements and restrictions of record.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Kristina Dodesch

Witness

Shawnee R. Smith

P.O. Address: 2695 Endsley Road, Brooksville, FL 34604

Printed Name: Audra Chandler

Witness

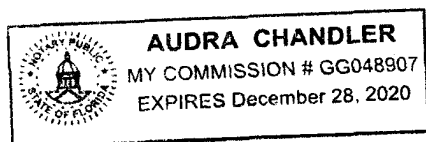
Ian Gerald

P.O. Address: 2695 Endsley Road, Brooksville, FL 34604

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 3rd day of January, 2018 by
Shawnee R. Smith and Ian Gerald, wife and husband

who are personally known to me or who have produced their Florida driver's license as identification.



Printed Name: Audra Chandler

Notary Public

My Commission Expires: 12-28-20

Parcel 1:

The West 1/2 of the following described Parcel of land: The Northeast 1/4 of the Southwest 1/4, less the East 994.56 feet thereof, Section 33, Township 23 South, Range 20 East, Hernando County, Florida.

TOGETHER WITH:

A 60 foot easement for ingress and egress over a portion of Section 33, Township 23 South, Range 20 East, Hernando County, Florida, the centerline of which is more specifically described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 33; thence run along the South line of said Southwest 1/4, South 89 Degrees 46 Minutes 31 Seconds West, 647.21 feet for a Point of Beginning, said point being designated as point "A"; thence run North 00 Degrees 09 Minutes 18 Seconds West, 1,114.14 feet; thence 78.54 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and a chord of 70.71 feet which bears North 44 Degrees 50 Minutes 42 Seconds East; thence 65.90 feet along the arc of a curve to the left, said curve having a radius of 38.24 feet and a chord of 58.04 feet, which bears North 40 Degrees 28 Minutes 37 Seconds East; thence North 08 Degrees 53 Minutes 29 Seconds West, 104.18 feet; thence 55.98 feet along the arc of a curve to the right, said curve having a radius of 82.42 feet and a chord of 54.91 feet which bears North 10 Degrees 33 Minutes 54 Seconds East, to a point being designated as point "B"; and the end of said easement.

ALSO TOGETHER WITH

A 60 foot easement for ingress and egress the center line of which is more specifically described as follows:

Commence at the Point designated "B" thence go South 89 Degrees 52 Minutes 58 Seconds West along a line 30 feet North of and parallel to the South line of the Northeast 1/4 of the Southwest 1/4 for 429.48 feet to the West line of the East 994.56 feet of the Northeast 1/4 of the Southwest 1/4.

Also together with a 60 foot easement for ingress and egress over a portion of Section 33, Township 23 South, Range 20 East, Hernando County, Florida over the following described parcel of land:

The South 60 feet of the West 165.65 feet of the East 1,160.08 feet of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 23 South, Range 20 East, Hernando County, Florida.

Parcel 2:

The East 1/2 of the East 360 feet of the South 303.60 feet of the North 3/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 23 South, Range 20 East, Hernando County, Florida.

Parcel 3:

A parcel of land in the Southwest 1/4 of Section 33, Township 23 South, Range 20 East, Hernando County, Florida, being more particularly described as follows: Begin at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 33, and run thence South 00 Degrees 12 Minutes 27 Seconds East, along the East boundary of the Southwest 1/4 of the Southwest 1/4 of said Section 33, 348.37 feet run thence South 89 Degrees 55 Minutes 00 Seconds West, 263.08 feet; run thence North 00 Degrees 11 Minutes 53 Seconds West, 682.36 feet; run thence North 89 Degrees 54 Minutes 35 Seconds East, 262.97 feet to the East boundary of the Northwest 1/4 of the Southwest 1/4 of said Section 33; run thence South 00 Degrees 12 Minutes 27 Seconds East along the East boundary of the Northwest 1/4 (Continued on Attached)

of the Southwest 1/4 of said Section 33, 334.02 feet to the Point of Beginning.