

Rec. \$18.50  
DS \$357.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Austin T. Dailey, Esq.

Klein & Klein, L.L.C.

40 SE 11th Ave.

Ocala, Florida 34471

Our File No.: A2022022

Property Appraisers Parcel Identification (Folio) Number: 11140-029-00

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SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

THIS WARRANTY DEED, made the 20 day of June, 2022 by THOMAS C. CONRAD, whose post office address is PO Box 6376, Ocala, FL 34478, herein called the Grantor, to GARY KROMER, whose post office address is 30142 Konny Lane, Wesley Chapel, FL 33545, hereinafter called the Grantee:

*(Wherever used herein the terms "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)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 MARION County, State of Florida, viz.:

LOT 11, BLOCK 1, KERR'S BREEZY SHORES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM THE MEANDER CORNER ON THE NORTH BOUNDARY OF FRACTIONAL SECTION 16, TOWNSHIP 13 SOUTH, RANGE 25 EAST, RUN SOUTH 89°30' WEST ALONG THE SAID NORTH BOUNDARY OF FRACTIONAL SECTION 16, A DISTANCE OF 301.18 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE TO RUN SOUTH 89°30' WEST ALONG SAID NORTH BOUNDARY OF FRACTIONAL SECTION 16, A DISTANCE OF 75.0 FEET; THENCE SOUTH 0°30' EAST 190 FEET MORE OR LESS TO THE CENTER LINE OF A CANAL; THENCE EASTERLY ALONG THE SAID CENTER LINE OF CANAL TO A POINT THAT IS SOUTH 0°30' EAST OF THE POINT OF BEGINNING; THENCE NORTH 0°30' WEST TO THE POINT OF BEGINNING. THE NORTH 50 FEET HEREOF IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND THERE ALSO IS AN EASEMENT OF SUFFICIENT WIDTH ALONG THE SOUTH BOUNDARY HEREOF FOR THE OPERATION AND MAINTENANCE OF SAID CANAL.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

**SUBJECT** to easements, restrictions and reservations of record, if any, and taxes for the year 2022 and thereafter.

**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, and hereby 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, 2021.

File No.: A2022022

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

MEGAN H. HALL

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

THOMAS C. CONRAD

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
10<sup>th</sup> day of June, 2022, by THOMAS C. CONRAD who is personally known to me or has produced  
\_\_\_\_\_ as identification.

«{NOTARY\_SEAL}»



Notary Public

Printed Notary Name

My Commission Expires: