

Prepared by:  
Marie Vazoulas  
Atlas Title Agency, LLC  
1279 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: 23-2083

### General Warranty Deed

Made this June 6, 2023 A.D. By Earl J. Richard, an unremarried widower surviving spouse of Martha Jean Richard, hereinafter called the grantor, to

Michael Eugene Rowland, and Barbara Rowland, husband and wife, whose post office address is:

5571 Citrus Hill Drive, Polk City, FL 33868  
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 Marion County, Florida, viz:

FROM THE MEANDER CORNER ON THE NORTH BOUNDARY OF FRACTIONAL SECTION 16, TOWNSHIP 13 SOUTH, RANGE 25 EAST, RUN SOUTH 89 DEGREES 30' WEST ALONG THE SAID NORTH BOUNDARY OF FRACTIONAL SECTION 16, A DISTANCE OF 376.18 FEET, TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE TO RUN SOUTH 89 DEGREES 30' WEST ALONG THE SAID NORTH BOUNDARY OF FRACTIONAL SECTION 16, A DISTANCE OF 75.0 FEET; THENCE SOUTH 4 DEGREE 19' EAST 190 FEET MORE OR LESS TO THE CENTER LINE OF A CANAL; THENCE EASTERLY ALONG THE CENTER LINE OF A CANAL TO A POINT THAT IS SOUTH 0 DEGREES 30' EAST OF THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 30' WEST TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT 50 FEET WIDE ALONG THE NORTH BOUNDARY HEREOF FOR INGRESS AND EGRESS AND THERE IS AN EASEMENT OF SUFFICIENT WIDTH ALONG THE SOUTH BOUNDARY HEREOF FOR THE OPERATION AND MAINTENANCE OF SAID CANAL.

Subject to covenants, restrictions, easements, limitation and reservations of record (if any) and taxes for the current year.

*Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.*

✓ Parcel ID Number: 11140-005-00

**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, 2022.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

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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 our presence:

Cynthia J. Martin  
Witness Printed Name Cynthia J. Martin

Molly Gilligan  
Witness Printed Name Molly Gilligan

Earl J. Richard (Seal)  
Earl J. Richard

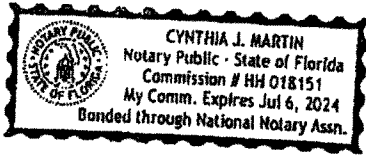
\_\_\_\_\_  
(Seal)

Address 212 S1 NE 149TH PL.  
FORT MCLOY FL 32134

State of Florida

County of Marion

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 2023, by means of  physical presence or \_\_\_\_\_ online notarization by Earl J. Richard, an unmarried widower surviving spouse of Martha Jean Richard, who is/are personally known to me or who has produced FLDL as identification.



Cynthia J. Martin  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

DEED Individual Warranty Deed With Non-Homestead-Legal on Face