

# PIRATE'S COVE



## CITRUS COUNTY, FLORIDA

### APPLICATION FOR APPROVAL OF A DEVELOPMENT AGREEMENT

*DEVELOPER'S PROPOSED AGREEMENT*

*Exhibit D – Deeds to Property*

Bruce McLaughlin Consulting Services, Inc  
Indian Rocks Beach, Florida  
(727) 595-7634

C:\AtWork\Citrus\Decker\Development Agreement\Exhibit D.wpd

December 22, 2012

Revised

Printed December 22, 2012

R. Bruce McLaughlin  
Member, American  
Institute of  
Certified Planners  
Registration 3051

DECKER PURCHASE HISTORY

1107Purch  
12/22/12  
Page 1

ALT KEY	PCL NO. (1)	STREET NO.	STREET	DATE	GRANTOR	GRANTEE	AMOUNT	O.R. BOOK	PAGE
1004012	0050	360	Mullet Point	05/03	Pardue	Decker	\$300,000	1623	1125
1004055	0113	379	Mullet Point	06/04	Chavous	Decker	\$30,000	1791	715 )
1004047	0112	381	Mullet Point	06/04	Chavous	Decker	\$30,000	1791	715 )
1004021	0101	398	Pirate Point	06/04	Chavous	Decker	\$30,000	1791	715 )
1004039	0111	383	Pirate Point	10/04	Beville	Decker	\$40,000	1773	638
1004063	0120	371	Pirate Point	08/04	Pardue	Decker	\$35,000	1764	2234
1004071	0121	13965	W Sanddollar	01/12	Pardue	Decker	\$10	2459	491

(1) All parcel numbers: R34 18S16E 2B0A0



2003044145 3 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Toni Gatlin  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453

Property Appraisers Parcel Identification (Folio) Numbers:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 5<sup>TH</sup> day of May, 2003 by **KENNETH D. PARDUE**, herein called the grantor, to **GEORGE H. DECKER** whose post office address is, PO Box 250, Blaine, TN 37709

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)*

**WITNESSETH:** 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 CITRUS County, State of Florida, viz.:

**SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION.**

**Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.**

**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.

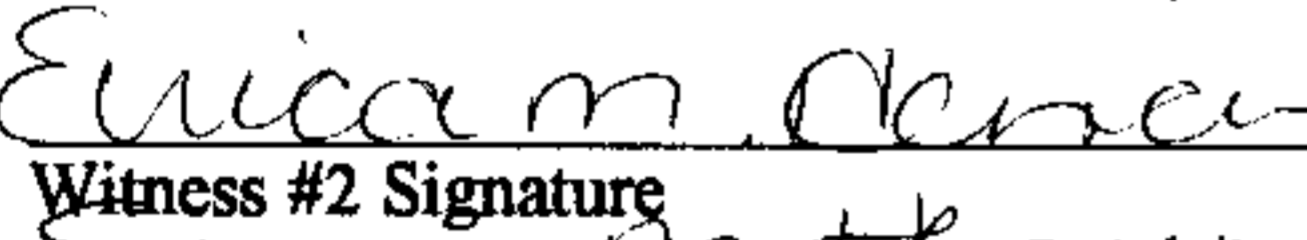
**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

**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

Toni Gatlin  
\_\_\_\_\_  
Witness #1 Printed Name

  
\_\_\_\_\_  
Witness #2 Signature

Erica M. Decker  
\_\_\_\_\_  
Witness #2 Printed Name

  
\_\_\_\_\_  
KENNETH D. PARDUE

7820 Stonehenge Dr.,  
Chattanooga, TN 37421

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$15.00  
DOCUMENTARY TAX: \$2,100.00  
# 2003044145 BK:1623 PG:1125-1127  
07/23/2003 03:57 PM 3 PGS  
LPATRICOFF, DC Receipt #025714

STATE OF FLORIDA  
COUNTY OF CITRUS

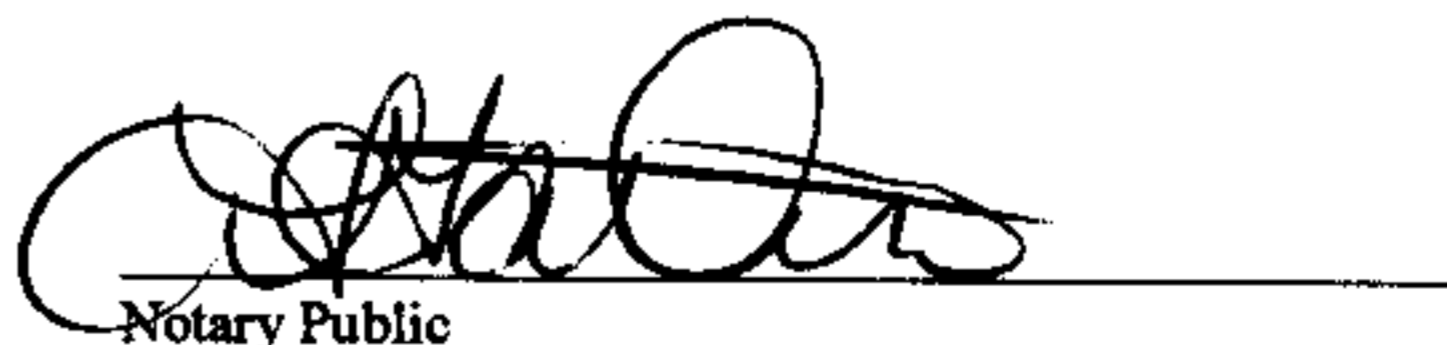
The foregoing instrument was acknowledged before me this 5<sup>TH</sup> day of May, 2003 by KENNETH D. PARDUE who is personally known to me or has produced DRIVERS LICENSE as identification.

SEAL



Toni Gatlin  
MY COMMISSION # DD162047 EXPIRES  
February 21, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

My commission expires.

  
\_\_\_\_\_  
Notary Public

Printed Notary Name

File No.:02-12083

## Exhibit "A"

Legal Description for File No.: 02-12083

**LOT 9, BLOCK 19, OF HOLIDAY HEIGHTS UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 61 AND 62, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

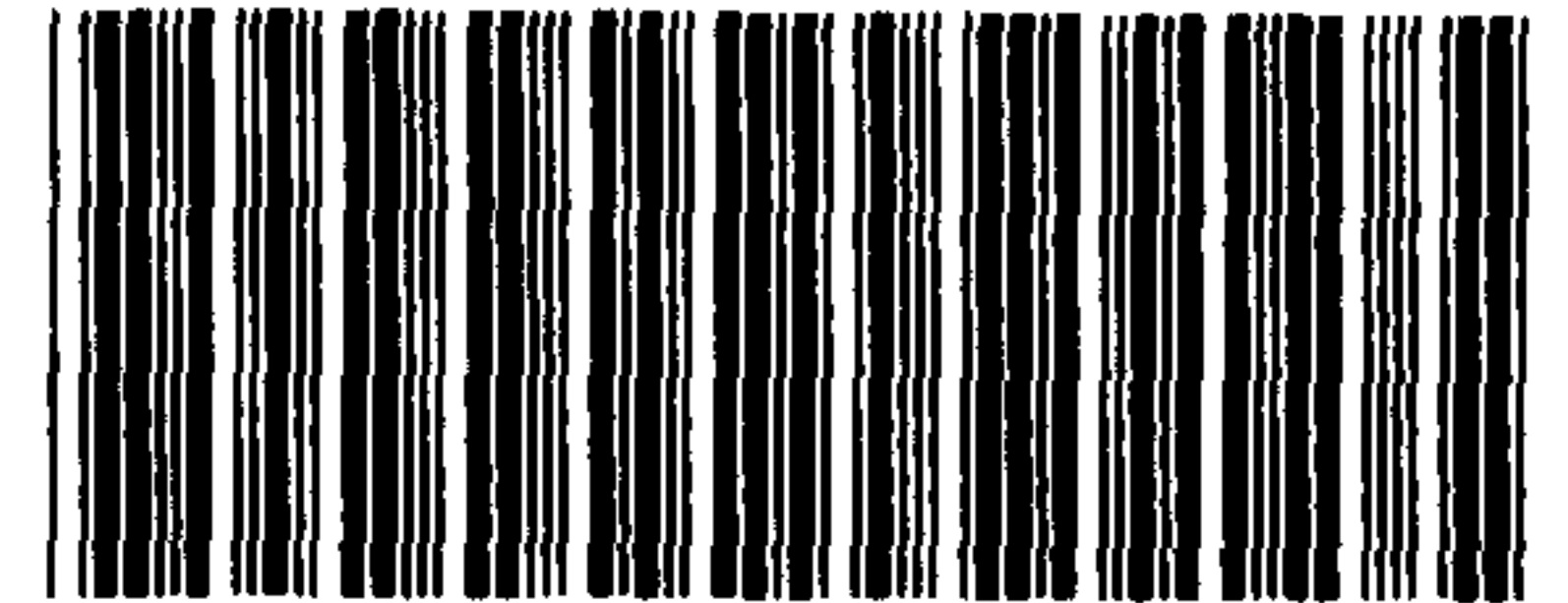
**AND**

**LOTS 5, 6, 7, 8 AND 9 AND A PORTION OF LOT 10, UNRECORDED SUNNY ISLES ESTATES AND PARCELS A & B IN SECTION 35, TOWNSHIP 18 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF TOWNSHIP 18 SOUTH RANGE 16 EAST, CITRUS COUNTY, FLORIDA, THENCE WEST 10,560 FEET TO THE SE CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, THENCE NORTH 1,786.05 FEET, THENCE NORTH 51 DEG. 16'51" WEST 14.98 FEET, THENCE NORTH 30 DEG. 21'30" EAST 139.30 FEET, THENCE SOUTH 59 DEG. 38'30" EAST 200 FEET, THENCE NORTH 30 DEG. 21'30" EAST 150 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 685, PAGE 1819 AND 1820, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT BEING ON A SOUTHEASTERLY PROJECTION OF NORTHEASTERLY LINE OF LOT 3 SUNNY ISLES ESTATES, UNIT NO. 2, AS RECORDED IN PLAT BOOK 8, PAGE 14, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, SAID POINT ALSO BEING SOUTH 59 DEG. 38'30" EAST 181.53 FEET (181.37 FEET BY DEED) FROM THE MOST EASTERLY CORNER OF SAID LOT 3, THENCE SOUTH 59 DEG. 38'30" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 25 FEET, THENCE NORTH 30 DEG. 40'41" EAST 58.77 FEET (NORTH 30 DEG. 21'30" EAST 58.87 FEET BY DEED), THENCE NORTH 78 DEG. 22'04" EAST 93.66 FEET (NORTH 78 DEG. 21'30" EAST 93.87 FEET BY DEED), THENCE NORTH 11 DEG. 30'00" WEST 49.97 FEET AND NORTH 11 DEG. 22'48" WEST 35.86 FEET (NORTH 11 DEG. 38'30" WEST 86 FEET BY DEED), THENCE NORTH 86 DEG. 55'22" EAST 46.97 FEET, (NORTH 87 DEG. 01'15" EAST 47 FEET BY DEED), THENCE NORTH 6 DEG. 10'17" WEST 71.27 FEET (NORTH 5 DEG. 36'20" WEST 71.48 FEET BY DEED), THENCE NORTH 78 DEG. 22'36" EAST 95.54 FEET AND NORTH 78 DEG. 06'53" EAST 7.96 FEET (NORTH 78 DEG. 21'30" EAST 102.98 FEET BY DEED), TO A POINT ON THE MEAN HIGH WATER LINE OF A SALT WATER BAY, THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 15 DEG. 47'08" EAST 50.74 FEET, THENCE NORTH 89 DEG. 56'00" EAST 12.46 FEET, THENCE NORTH 67 DEG. 34'09" EAST 35.77 FEET, THENCE NORTH 84 DEG. 07'29" EAST 18.43 FEET, THENCE SOUTH 67 DEG. 16'15" EAST 39.54 FEET, THENCE SOUTH 80 DEG. 29'10" EAST 29.80 FEET, THENCE NORTH 87 DEG. 50'07" EAST 29.42 FEET, THENCE NORTH 74 DEG. 19'48" EAST 39.87 FEET, THENCE SOUTH 53 DEG. 41'11" EAST 13.44 FEET, THENCE SOUTH 22 DEG. 01'26" WEST 11.64 FEET, THENCE NORTH 52 DEG. 33'43" WEST 10.64 FEET, THENCE SOUTH 86 DEG. 39'32" WEST 22.50 FEET, THENCE SOUTH 39 DEG. 52'48" WEST 17.93 FEET, THENCE SOUTH 15 DEG. 11'27" EAST 15.34 FEET, THENCE SOUTH 35 DEG. 05'13" EAST 26.37 FEET, THENCE SOUTH 06 DEG. 05'31" EAST 31.55 FEET, THENCE SOUTH 22 DEG. 53'04" EAST 24.01 FEET, THENCE SOUTH 33 DEG. 36'50" WEST 24.91 FEET, THENCE SOUTH 15 DEG. 00'43" WEST 23.19 FEET, THENCE**



SOUTH 49 DEG. 35'33" WEST 20.99 FEET, THENCE SOUTH 75 DEG. 59'40" WEST 59.55, THENCE SOUTH 77 DEG. 51'53" WEST 50.52 FEET, THENCE SOUTH 81 DEG. 24'19" WEST 36.74 FEET, THENCE NORTH 52 DEG. 48'44" WEST 24.29 FEET, THENCE SOUTH 81 DEG. 56'05" WEST 35.53 FEET, THENCE SOUTH 22 DEG. 45'05" WEST 24.87 FEET, THENCE SOUTH 02 DEG. 08'17" WEST 22.59 FEET, THENCE SOUTH 30 DEG. 46'55" EAST 14.79 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A CENTRAL ANGLE OF 28 DEG. 38'05" AND A RADIUS OF 50 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.99 FEET TO A POINT (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH 16 DEG. 29'13" EAST 24.73 FEET), THENCE SOUTH 58 DEG. 35'00" WEST 46.98 FEET (SOUTH 58 DEG. 34'55" WEST BY DEED), TO A POINT ON THE MEAN HIGH WATER LINE OF A CANAL, THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 51 DEG. 19'09" WEST 19.61 FEET, THENCE NORTH 58 DEG. 31'30" WEST 19.35 FEET, THENCE NORTH 61 DEG. 48'45" WEST 20.95 FEET, THENCE NORTH 70 DEG. 22'25" WEST 13.41 FEET, THENCE SOUTH 89 DEG. 32'03" WEST 20.13 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 685, PAGES 1819 AND 1820, THENCE NORTH 59 DEG. 38'30" WEST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 7.61 FEET, (7.56 FEET BY DEED), THENCE SOUTH 30 DEG. 23'26" WEST 125.03 FEET, (SOUTH 30 DEG. 21'30" WEST 125 FEET BY DEED) TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LANDS, THENCE NORTH 59 DEG. 37'06" WEST (NORTH 59 DEG. 38'30" WEST BY DEED) ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 281.50 FEET (281.37 FEET BY DEED) TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A 33 FOOT WIDE COUNTY ROAD AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 80, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE NORTH 30 DEG. 28'38" EAST (NORTH 30 DEG. 21'30" EAST BY DEED ), ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 124.92 FEET (125 FEET BY DEED), TO A POINT ON SAID NORTHEASTERLY LINE, THENCE SOUTH 59 DEG. 38'30" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 148.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY OF THE ABOVE DESCRIBED PARCEL WHICH ARE OR MAY HEREAFTER BECOME LOCATED WATERWARD OF THE LINE OF MEAN HIGH WATER OF THE GULF OF MEXICO. IT BEING THE EXPRESS INTENT OF THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA TO RETAIN AND RESERVE SUCH LANDS WITHIN THE SOVEREIGN OWNERSHIP OF THE STATE OF FLORIDA.



2004087263 3 PGS

*This Quit Claim Deed, Executed the TWENTY THIRD day of JUNE , 2004, by PATRICIA CHAVOUS 18031 PALM BREEZE DRIVE, TAMPA, FLORIDA 33647 ✓ first party, to GEORGE DECKER., whose Address is P.O. BOX 250 BLAINE, TN 37709 second party.*

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

*Witnesseth, That the first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of CITRUS, State of FLORIDA to -wit:*

Real State property located in the State of Florida, County of Citrus, Parcel ID 161834 2B0A00101 Key Number 1004021, Parcel ID 161834 2B0A00113 Key Number 1004055, Parcel Number 161834 2B0A00112 Key Number 1004047. See Attached additional Legal Description. Exhibit "A"

*To Have and to Hold* he same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

*In Witness Whereof,* the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Claudia M. Fantasia  
Witness Signature

Claudia M. Fantasia  
Printed Name

[Signature]  
Witness Signature

LINDA M BECKETT  
Printed Name

[Signature]  
Signature

PATRICIA CHAVOUS  
Printed Name

18031 Palm Breeze Dr  
Post Office Address  
TAMPA, FL 33647

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$27.00  
DOCUMENTARY TAX: \$210.00  
# 2004087263 BK: 1791 PG: 715-717  
12/03/2004 04:11 PM 3 PGS  
JPARRISH, DC Receipt #053986

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

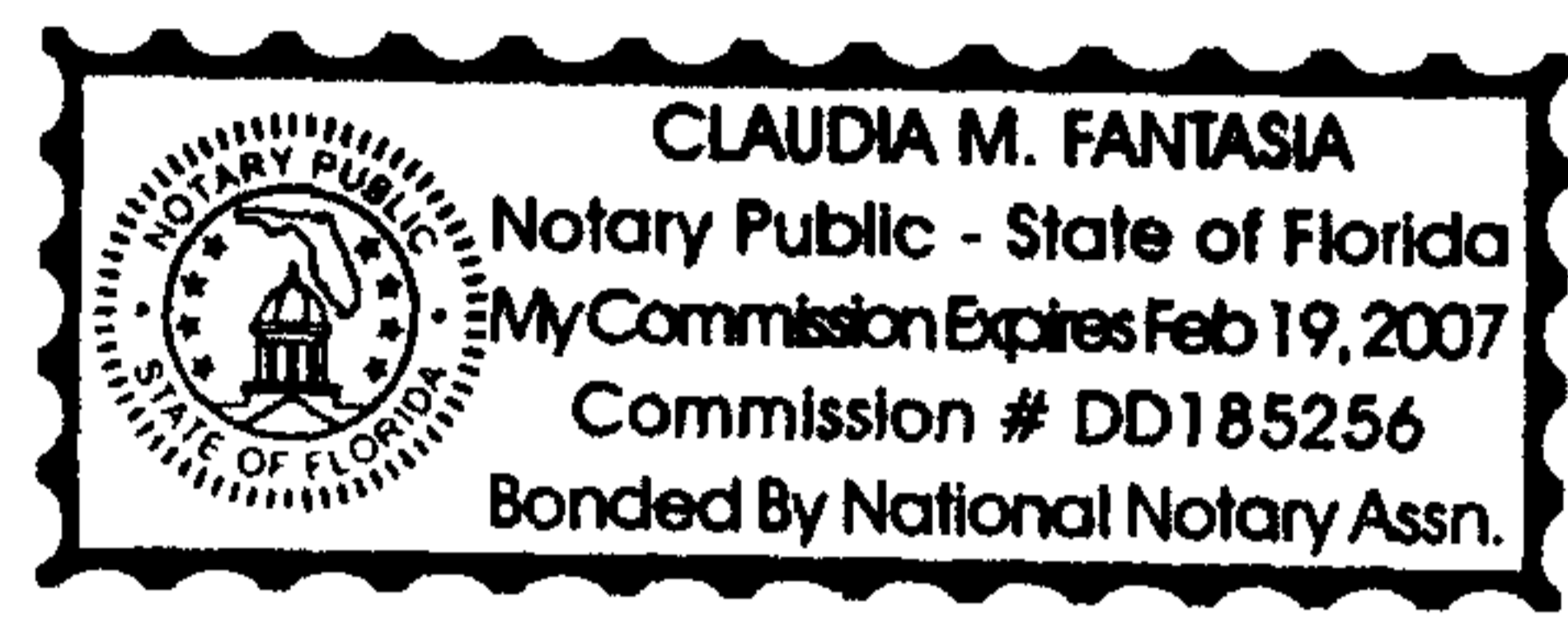
\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Post Office Address

\_\_\_\_\_  
Printed Name

STATE OF *Florida*  
COUNTY OF *Pasco*

Sworn to or affirmed and signed before me on this 24 day of June, 2004 by



*Claudia M. Fantasia*

NOTARY PUBLIC—STATE OF Florida

*Claudia M. Fantasia*

[Print, type, or stamp commissioned name of notary.]

- Personally known
- Produced identification
- Type of identification produced
- FL Drivers License*

**QUIT CLAIM DEED**

**RETURN TO: (ENCLOSE SELF-ADDRESSED STAMPED ENVELOPE)**

**NAME: GEORGE DECKER**

**ADDRESS:**  
P.O. BOX 250 BLAINE, TN 37709  
**REAL STATE PROPERTY LOCATED IN THE STATE OF FLORIDA, COUNTY OF CITRUS, PARCEL ID 161834 2BOA00101 KEY NUMBER 1004021, PARCEL ID 161834 2BOA00113 KEY NUMBER 1004055, PARCEL NUMBER 161834 2BOA00112 KEY NUMBER 1004047. SEE ATTACHED ADDITIONAL LEGAL DESCRIPTION. EXHIBIT "A"**

*Prepared By Leitia Genin*

**AMERICAN ACCESS TO DISCOUNT DIVORCES: 1926 BRAINERD CT. LUTZ, FLORIDA 33549**

**FOLIO NUMBERS(S):**

**GRANTEE(S) S.S. [REDACTED]**



## EXHIBIT "A"

### **PARCEL ID #34 18S 16E 22BOAO 0101 & Alt. Key #1004021**

A tract of land situated in Government Lot 1 in Section 34, Township 18 South, Range 16 East, Citrus County, Florida, said tract of land being more particularly described as follows: Commence at a square cedar stake at the Southeast corner of Township 18 South, Range 16 East, Citrus County, Florida and run due West 10,560.00 feet to the Southeast Corner of Section 34, Township 18 South, Range 16 East, thence run due north 1,786.05 feet, thence run North 51° 16' 51" West 14.98 feet, thence run North 30° 21' 30" East 139.30 feet, thence run South 59° 38' 30" East 200.00 feet, thence run North 30° 21' 30" East 150.00 feet, thence run North 59° 38' 30" West 25.00 feet, thence run North 30° 21' 30" East 81.13 feet, thence run North 78° 21' 30" East 116.13 feet to the Southwest Corner of Lot #10; thence along the West line of Lot #10, North 11° 38' 30" West 36.0 feet to the aforesaid beginning point, thence continue North 11° 38' 30" West 64.0 feet, thence North 78° 21' 30" East 53.0 feet, thence South 05° 26' 20" East 71.26 feet, thence South 87° 01' 15" West 47.0 feet to the aforementioned point. SUBJECT to an easement 15.0 feet wide for purposes of ingress and egress along the entire north line and, an easement 5.0 feet wide along the entire South line for utility purposes.

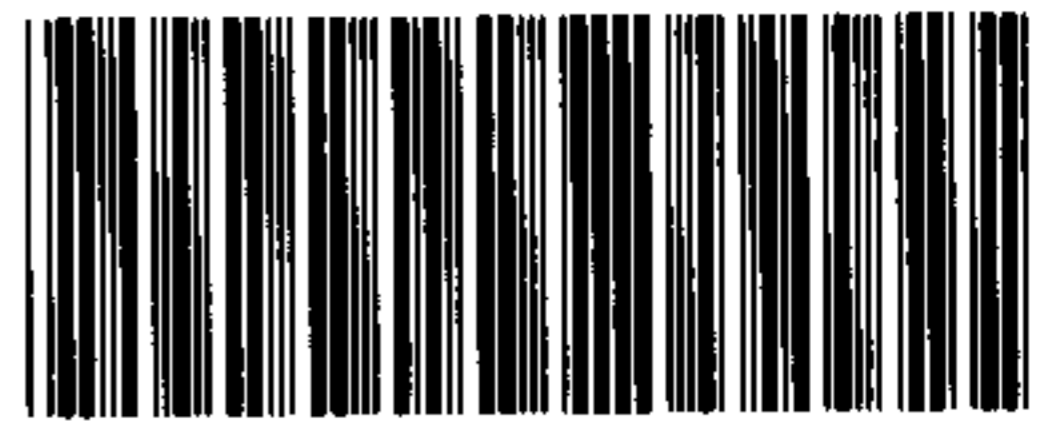
### **PARCEL ID #34 18S 16E 22BOAO 0112 & Alt. Key #1004047**

A tract of land situated in Government Lot 1 in Section 34, Township 18 South Range 16 East, Citrus County, Florida, said tract of land being more particularly described as follows: Commence at a squared cedar stake at the Southeast Corner Township 18 South Range 16 East, Citrus County, Florida and run due West 10,560.00 feet to the Southeast corner of Section 34, Township 18 South, Range 16 East; thence run due North 1,786.05 feet; thence run North 51° 16' 51" West 14.98 feet; thence run due North 30° 21' 30" East, 139.30 feet; thence run South 59° 38' 30" East, 200.00 feet; thence run North 30° 21' 30" East 150.00 feet; thence run North 59° 38' 30" West 25.00 feet; thence run North 30° 21' 30" East 81.13 feet; thence run north 78° 21' 30" East 79.13 feet to the aforesaid beginning point; thence North 15° 52' 35" West, 42.15 feet; thence North 87° 01' 15 East, 40.45 feet, thence South 11° 38' 30" East 36.0 feet; thence South 78° 21' 30" West 37.0 feet to the aforementioned beginning point. SUBJECT to an easement 5.0 feet wide extending along the entire North line for utility purposes.

### **PARCEL ID #34 18S 16E 22BOAO 0113 & Alt. Key #1004055**

A tract of land situated in Government Lot 1 in Section 34, Township 18 South Range 16 East, Citrus County, Florida, said tract of land being more particularly described as follows: Commence at a squared cedar stake at the Southeast Corner of Township 18 South Range 16 East, Citrus County, Florida and run due West 10,560.00 feet to the Southeast Corner of Section 34, Township 18 South, Range 16 East, thence run due North 1,786.05 feet, thence run North 51° 16' 51" West, 14.98 feet, thence run North 30° 21' 30" East 139.30 feet, thence run South 59° 38' 30" East, 200.00 feet, thence run north 30° 21' 30" East 150.00 feet, thence run north 59° 38' 30" West, 25.00 feet, thence run North 30° 21' 20" East 81.13 feet, thence run North 78° 21' 30" East 36.13 feet to the aforesaid beginning point, thence North 18 46' West 44.33 feet, thence North 0° 32' 32" East, 5.0 feet, thence North 87° 01' 15" East, 44.86 feet thence South 15° 52' 35" East, 42.15 feet, thence South 78° 21' 30" West, 43.0 feet to the aforementioned beginning point. SUBJECT to an easement 5.0 feet wide extending along the entire North line for utility purposes.





2004073197 2 PGS

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Erica M. Henick  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel Identification (Folio) Numbers: 34-18S-16E-2B0A0-0111

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$280.00  
# 2004073197 BK:1773 PG:638-639  
10/12/2004 02:08 PM 2 PGS  
JPARRISH,DC Receipt #045794

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 6 day of ~~September~~ <sup>October</sup>, 2004 by ROMA BEVILLE, herein called the grantor, to **GEORGE DECKER**, whose post office address is P.O. Box 250, Blaine, TN 37709, 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)

**WITNESSETH:** 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 CITRUS County, State of Florida, viz.:

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

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

**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, 2003.

**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:

Mary Henderson  
Witness #1 Signature

MARY HENDERSON  
Witness #1 Printed Name

Pat Kaczor  
Witness #2 Signature

PATRICK KACZOR  
Witness #2 Printed Name

Roma Beville

**ROMA BEVILLE**  
6229 BAYSHORE BLVD., TAMPA, FL 33611

**STATE OF FLORIDA**  
**COUNTY OF** Hillsborough

The foregoing instrument was acknowledged before me this 6 day of ~~September~~ <sup>October</sup>, 2004 by ROMA BEVILLE who is personally known to me or has produced Driver's License as identification.

**SEAL**

My commission expires:  
Oct 22, 2006



Rebekah LoBalbo  
Notary Public

Rebekah LoBalbo  
Printed Notary Name

## Exhibit "A"

Legal Description for File No.: 04-15488

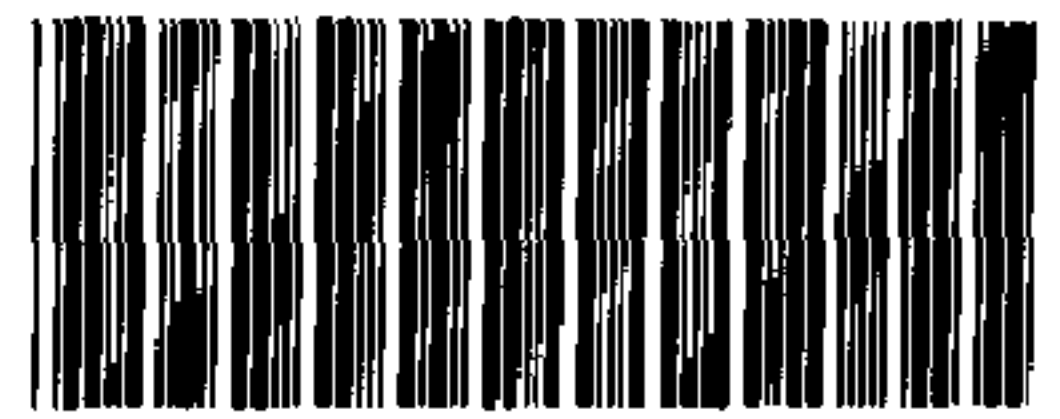
A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1 IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SQUARED CEDAR STAKE AT THE SE CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA AND RUN DUE WEST 10,560.00 FEET TO THE SE CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST; THENCE RUN DUE NORTH 1,786.05 FEET; THENCE RUN NORTH 51 DEG. 16' 51" WEST, 14.98 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 139.30 FEET; THENCE RUN SOUTH 59 DEG. 38' 30" EAST, 200.00 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 150.00 FEET; THENCE RUN NORTH 59 DEG. 38' 30" WEST, 25.00 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 81.13 FEET; THENCE RUN NORTH 78 DEG. 21' 30" EAST, 79.13 FEET; THENCE NORTH 15 DEG. 52' 35" WEST, 42.15 FEET TO THE AFORESAID BEGINNING POINT; THENCE CONTINUING NORTH 15 DEG. 52' 35" WEST, 62.96 FEET, THENCE NORTH 84 DEG. 27' 01" EAST 45.0 FEET; THENCE SOUTH 11 DEG. 38' 30" EAST, 64.0 FEET; THENCE SOUTH 87 DEG. 01' 15" WEST, 40.45 FEET TO THE AFOREMENTIONED BEGINNING POINT. THE ABOVE PARCEL BEING SUBJECT TO AN EASEMENT 15.0 FEET WIDE FOR PURPOSES OF INGRESS AND EGRESS ALONG THE ENTIRE NORTH LINE AND ALSO AN EASEMENT 5.0 FEET WIDE ALONG THE ENTIRE SOUTH LINE FOR UTILITY PURPOSES.

AND

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1, IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SQUARED CEDAR STAKE AT THE SE CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, AND RUN DUE WEST 10,560.00 FEET TO THE SE CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, THENCE RUN DUE NORTH 1,786.05 FEET; THENCE RUN NORTH 51 DEG. 16' 51" WEST, 14.98 FEET, THENCE RUN NORTH 30 DEG. 21' 30" EAST 139.30 FEET; THENCE RUN SOUTH 59 DEG. 38' 30' EAST, 200.00 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 150.00 FEET; THENCE RUN NORTH 59 DEG. 38' 30" WEST, 25.00 FEET; THENCE RUN NORTH 30 DEG. 21' 30" EAST, 81.13 FEET; THENCE RUN NORTH 78 DEG. 21' 30" EAST, 36.13 FEET; THENCE NORTH 18 DEG. 46" WEST 44.33 FEET; THENCE NORTH 0 DEG. 32' 32" EAST, 5.0 FEET TO THE BEGINNING POINT; THENCE CONTINUE NORTH 0 DEG. 32' 32" E. 60.14 FEET; THENCE NORTH 84 DEG. 27' 01" EAST, 27.16 FEET; THENCE SOUTH 15 DEG. 52' 35" EAST, 62.96 FEET TO THE CENTER LINE OF AN EASEMENT 10.0 FEET WIDE; THENCE ALONG THE CENTER LINE OF SAID EASEMENT 10.0 FEET WIDE SOUTH 87 DEG. 01' 15" WEST, 44.86 FEET TO THE AFOREMENTIONED BEGINNING POINT. THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO AN EASEMENT 15.0 FEET WIDE EXTENDING EAST AND WEST ALONG THE ENTIRE NORTH LINE FOR PURPOSES OF INGRESS AND EGRESS.



THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**ERICA HENICK**  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel Identification (Folio) Numbers: 34-18S-16E-2B0A0-0120



2004066637 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$245.00  
# 2004066637 BK:1764 PG:2234-2235  
09/17/2004 12:57 PM 2 PGS  
JPARRISH,DC Receipt #041938

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 30 day of August, 2004 by **KENNETH D. PARDUE**, herein called the grantor, to **GEORGE H. DECKER**, whose post office address is P.O. Box 250, Blaine, IN 37709, 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)

**WITNESSETH:** 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 CITRUS County, State of Florida, viz.:

**FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

**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, 2003.

**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:

Wendy Pardue  
Witness #1 Signature

Wendy Pardue  
Witness #1 Printed Name

Kenneth D. Pardue  
KENNETH D. PARDUE

7820 STONEHENGE DR., CHATANOOGA, TN 37421

HAROLD W. GANT  
Witness #2 Signature

Harold Gant  
Witness #2 Printed Name

STATE OF TENNESSEE  
COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 30 day of August, 2004 by KENNETH D. PARDUE who is personally known to me or has produced Driver's License as identification.

**SEAL**

R. J. Miles Jr.  
Notary Public  
R. J. MILES JR.  
Printed Notary Name

My commission expires:

7-5-05

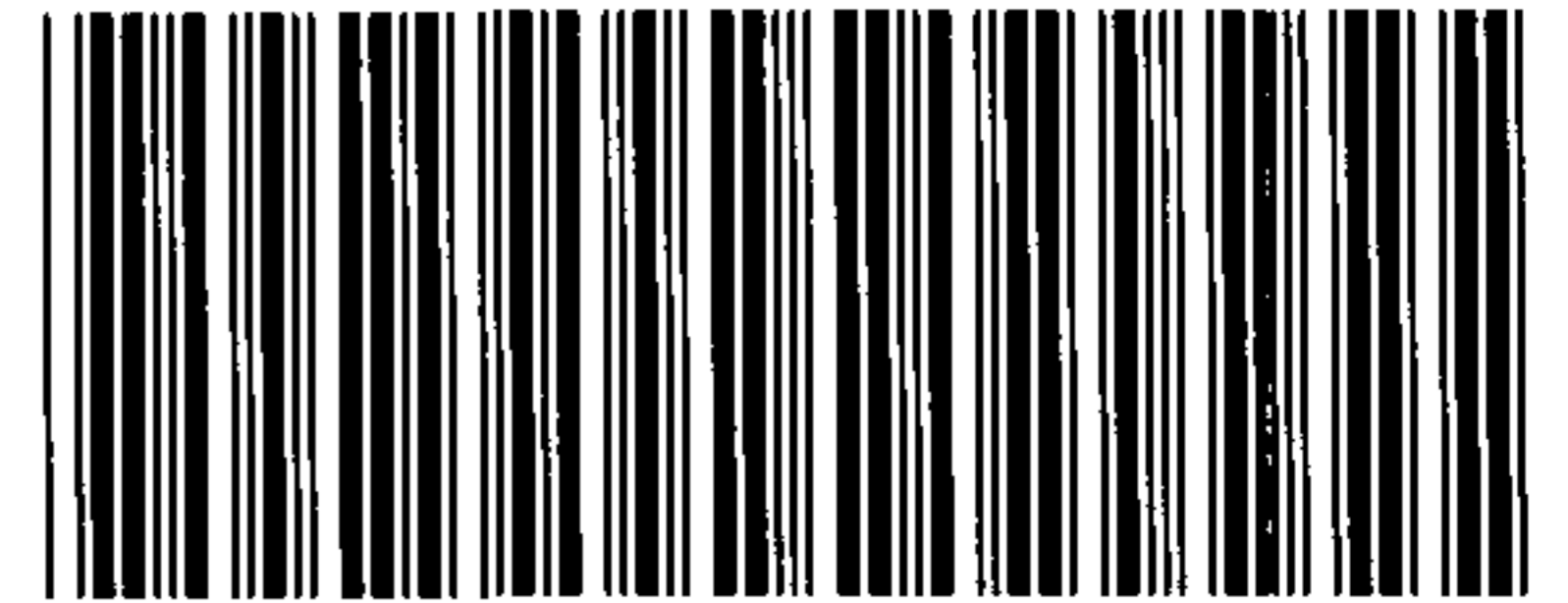


## Exhibit "A"

Legal Description for File No.: 04-14847

LOT 12, SUNNY ISLE ESTATES IN GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 18 SOUTH, RANGE 16 EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 109, PAGES 532, 533, 534, 535, 536 AND 537, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. LESS THAT PART OF LOT 12, SUNNY ISLE ESTATES, SOLD TO WESLEY L. SMITH, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SQUARED CEDAR STAKE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA, AND RUN DUE WEST 10,560.00 FEET TO THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 16 EAST, THENCE RUN DUE NORTH 1,786.05 FEET, THENCE RUN NORTH 51 DEG. 16' 51" WEST 14.98 FEET, THENCE RUN NORTH 30 DEG. 21' 30" EAST 139.30 FEET, THENCE RUN SOUTH 59 DEG. 38' 30" EAST 200.00 FEET, THENCE RUN NORTH 30 DEG. 21' 30" EAST 150.00 FEET, THENCE RUN NORTH 59 DEG. 38' 30" WEST 25.00 FEET, THENCE RUN NORTH 30 DEG. 21' 20" EAST 81.13 FEET TO THE AFORESAID BEGINNING POINT, THENCE NORTH 78 DEG. 21' 30" EAST 36.13 FEET, THENCE NORTH 18 DEG. 46' WEST 44.33 FEET, THENCE NORTH 0 DEG. 32' 32" EAST 5.0 FEET, THENCE SOUTH 87 DEG. 01' 15" WEST 45.0 FEET, THENCE SOUTH 18 DEG. 32' 05" EAST 62.04 FEET, THENCE NORTH 30 DEG. 21' 30" EAST 8.0 FEET TO THE AFOREMENTIONED BEGINNING POINT. THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO AN EASEMENT 5.0 FEET WIDE EXTENDING ALONG THE ENTIRE NORTH LINE FOR UTILITY PURPOSES AND THE EAST 5 FEET FOR WATER LINE EASEMENT.

EXHIBIT A  
WARRANTY DEED



2012002877 5 PGS

THIS INSTRUMENT PREPARED BY  
AND UPON RECORDING RETURN TO

Luke Lirot  
2240 Belleair Road, Suite 190  
Clearwater, FL 33764  
Telephone (727) 536-2100

Parcel ID 16E18S34 2B0A0 0121

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$44.00  
DOCUMENTARY TAX: \$0.70  
# 2012002877 BK:2459 PG:491  
01/23/2012 02:10 PM 5 PGS  
JCARROLL,DC Receipt #002987

**WARRANTY DEED**

**THIS WARRANTY DEED**, made effective as of the \_\_\_ day of November, 2011, by and between KENNETH PARDUE whose former mailing address is 7820 Stonehenge Drive, Chattanooga, Tennessee 37421 and whose current mailing address is 4240 Oak Street # 2 Acworth, Georgia, 30102 (hereinafter referred to as "Grantor"), to GEORGE DECKER, whose mailing address is Post Office Box 784, Kodak, Tennessee, 37764 (hereinafter referred to as "Grantee"),

WITNESSETH:

**THAT**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "Real Property") in Citrus County, Florida, as follows:

Citrus County Parcel ID No. 161834 2BOA00 121, more particularly described in Exhibit "A" attached hereto and made a part hereof.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

**AND** Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in fee simple; (2) that Grantor has good right and lawful authority to sell and

November 14, 2011

convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2010, and is subject to any easements of record.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

**IN WITNESS WHEREOF**, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"GRANTOR"  
KENNETH PARDUE

By: *Kenneth Pardue*  
Kenneth Pardue

Beth Ann Pardue  
Print Name:

*Beth Ann Pardue*

Kianna Lindsey  
Print Name:

*Kianna Lindsey*

STATE OF GEORGIA *Tennessee*<sup>WR</sup>  
COUNTY OF *Hamilton*

The foregoing instrument was acknowledged before me this day of November, 2011, by KENNETH PARDUE whois personally known to me or has produced TN DL as identification.



*Walter T. Lindsey Jr.*

Signature of Person Taking Acknowledgment  
Title: Notary Public/State of Georgia  
Print or Stamp Notary Commission  
My Commission Expires: 6/9/13

November 14, 2011



EXHIBIT A  
LEGAL DESCRIPTIONS

Parcel ID: 16E18S34 2B0A0 0121.

AltKey: 1004017

Physical Address: 13965 Sand Dollar Lane, Crystal River, Florida

Parcel One: A tract of land situated in Government Lot 1 in Section 35, Township 18 South, Range 16 East, Citrus County, Florida, more particularly described as follows:

Commence at a squared Cedar Stake at the SE corner of Township 18 South, Range 16 East Citrus County, Florida, and run due West 10,560.00 feet to the Southeast corner of Section 34, Township 18 South, Range 16 East, thence run due North 1,786.05 feet; thence run North 51 degrees 16 minutes 51 seconds West, 14.98 feet; thence run 30 degrees 21 minutes 30 seconds East, 139.30 feet; thence run South 59 degrees 38 minutes 30 seconds East, 200.00 feet; thence run North 30 degrees 21 minutes 30 seconds East, 150.00 feet; thence North 59 degrees 38 minutes 30 seconds West, 25.00 feet; thence run North 30 degrees 21 minutes 30 seconds East 81.13 feet to the aforesaid beginning point; thence North 78 degrees 21 minutes 30 seconds East 36.13 feet; thence North 18 degrees 46 minutes West 44.33 feet; thence North 0 degrees 32 minutes 32 seconds East 5.0 feet; thence South 87 degrees 01 minutes 15 seconds West 45.0 feet; thence South 18 degrees 32 minutes 05 seconds East 62.04 feet; thence North 30 degrees 21 minutes 30 seconds East, 8.0 feet to the aforementioned beginning point. Subject to an easement 5.0 feet wide extending along the entire North line for utility purposes.

Parcel Two: Lot 12 Sunny Isle Estates in Government Lot 1, Section 35, Township 18, South, Range 16 East, as described in Official Records Book 109, page 532, 533, 534, 535, 536 and 537, Public Records of Citrus County, Florida. Less that part of Lot 12, Sunny Isle Estates, sold to Wesley L. Smith and more particularly described as follows:

Commence at a squared cedar stake at the Southeast corner of Township 18 South, Range 16 East, Citrus County, Florida, and run due West 10,560.00 feet to the Southeast corner of Section 34, Township 18 South, Range 16 East, thence run due North 1,786.05 feet, thence run North 51 degrees 16 minutes 51 seconds West 14.98 feet, thence run North 30 degrees 21 minutes 30 seconds East 139.30 feet, thence run South 59 degrees 38 minutes 30 seconds East 200.00 feet, thence run North 30 degrees 21 minutes 30 seconds East 150 feet, thence run North 59 degrees 38 minutes 30 seconds West 25.00 feet, thence run North 30 degrees 21 minutes 20 seconds East, 81.13 feet to the aforesaid beginning point, thence North 78 degrees 21 minutes 30 seconds East 36.13 feet, thence North 18 degrees 46 seconds West 44.33 feet, thence North 0 degrees 32 minutes 32 seconds East 5.0 feet, thence South 87 degrees 01 minutes 15 seconds West 45.0 feet, thence South 18 degrees 32 minutes 05 seconds East 62.04 feet, thence North 30 degrees 21 minutes 30 seconds East 8.0 feet to the aforementioned beginning point. The above described parcel being subject to an easement 5.0 feet wide extending along the entire North line for utility purposes and the East 5 feet for water line easement.

November 14, 2011

FROM PROPERTY APPRAISER

A TRACT IN GL 1 IN SEC 34-18-16 ON CITRUS CO ASSESSMENT MAP 71C COM AT A SQ CEDAR STAKE AT THE SE COR OF T18S, R16E, CITRUS COUNTY, AND RUN DUE W 10560.00 FT TO THE SE COR OF SEC 34-18-16, TH RUN DUE N 1786.05 FT, TH RUN N 51DEG 16M 51S W 14.98 FT, TH RUN N 30DEG 21M 30S E 139.30 FT, TH RUN S 59DEG 38M 30S E 200.00 FT, TH RUN N 30DEG 21M 30S E 150.00 FT, TH RUN N 59DEG 38M 30S W 25.00 FT, TH RUN N 30DEG 21M 20S E 81.13 FT TO THE AFORESAID BEG PT, TH N 78DEG 21M 30S E 36.13 FT, TH N 18DEG 46M W 44.33 FT, TH N 0DEG 32M 32S E 5.0 FT, TH S 87DEG 01M 15S W 45.0 FT, TH S 18DEG 32M 05S E 62.04 FT, TH N 30DEG 21M 30S E 8.0 FT TO THE AFOREMENTIONED BEG PT. THE ABOVE DESC PARCEL BEING SUBJECT TO AN EASEMENT 5.0 FT WIDE EXTENDING ALONG THE ENTIRE N LINE FOR UTILITY PURPOSES AND THE E 5 FT FOR WATER LINE EASEMENT, FURTHER DESC IN OR BK 1337 PG 2023 MAP 71C & OR BK 1674 PG 2180

November 14, 2011