

RECORDING REQUESTED BY:
Carl Anderson

INSTRUMENT PREPARED BY:
Carl Anderson
19235 US Hwy 41 N.
Lutz, FL33549

(Above reserved for official use only)

Tax Parcel ID/APN # See Exhibit 1

RETURN DEED TO:
Carl Anderson
19235 US Hwy 41 N.
Lutz, FL 33549

GENERAL WARRANTY DEED FOR FLORIDA

STATE OF FLORIDA
COUNTY OF HERNANDO

THIS DEED is made this day of March 23, 2020 by and between the "**Grantor**," Paul Pritchard, as Trustee(s) located at 19235 US Hwy 41 N. Lutz, FL 33549, on behalf of the trust titled Hallmark Land Trust,

AND the "**Grantee**," CA Properties, Inc., located at 4202 Whippoorwill Circle, Las Vegas, NV 89121.

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby conveys, sells, and grants to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Hernando County, Florida, free of encumbrances or other restrictions except as may be specifically set forth herein:

Legal Description: See Exhibit 1

Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend Grantee and Grantee's heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

Signatures

Grantor signed, sealed, and delivered this general warranty deed to Grantee on March 23, 2020.

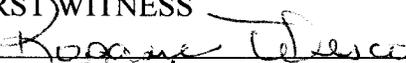
Grantor
x/  AS TRUSTEE as Trustee on behalf of Hallmark Land Trust

Print Name: PAUL PRITCHARD AS TRUSTEE

WITNESSES

On this the 23 day of March, 2020, the foregoing instrument was sworn to and acknowledged before me by the person(s) known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument: the Grantor(s), . I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

x/ 
Date: 3/23/2020
Print Name: Rosanne Telesco
Address: 8341 E Agle Brook Dr.
Land O Lakes Fl
34638

SECOND WITNESS

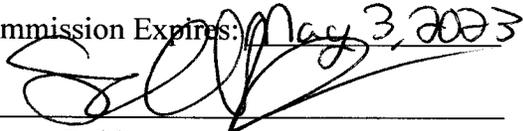
x/ 
Date: 3/23/2020
Print Name: Raissa E Dingman
Address: 21240 Gran Via Blvd
Land O Lakes, Fl. 34637

NOTARY ACKNOWLEDGMENT

FLORIDA COUNTY OF HILLSBOROUGH

On March 23, 2020 before me, Paul Pritchard, personally appeared **as Trustee on behalf of Hallmark Land Trust**, personally known to me or proved 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.

WITNESS my hand and official seal.

Commission Expires: May 3, 2023


Notary Public, Florida



Exhibit 1

Parcel ID's – 01075393, 00395619, 00395995, 00396084

The NE 1/4 of SW 1/4 of SW 1/4; NW 1/4 of SE 1/4 of SW 1/4, N 1/2 of SW 1/4 lying East of Railroad, S 1/2 of NW 1/4 lying East of Railroad, and NW 1/4 of SE 1/4, all being in Section 2, Township 23 South, Range 19 East, Hernando County, Florida

And,

the North 80 feet of the South 86 feet of the South 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4, Section 2, Township 23 South, Range 19 East, Hernando County, Florida

Parcel 1:

Commencing at the Southeast corner of Section 29, Township 22 South, Range 18 East, Hernando County, Florida, and run West along the South line of said Section 29, 657.99 feet; thence North 00°51'40" West, 138.02 feet to the North right-of-way line of State Road No. 50; thence South 89°15'44" West along said North right-of-way line, 408.02 feet to the POINT OF BEGINNING; thence continue South 89°15'44" West along said right-of-way line of State Road No. 50, 250.00 feet; Thence North 00°55'08" West, 265.00 feet; thence North 89°15'44" East, 250.00 feet; thence South 00°55'08" East, 265.00 feet to the POINT OF BEGINNING.

Parcel 2:

Commence at the Southeast corner of Section 29, Township 22 South, Range 18 East, Hernando County, Florida, and run West along the South line of said Section 29 for 657.99 feet and North 0°51'40" West for 138.02 feet to the North right-of-way line of State Road No. 50 and South 89°15'44" West along said North line for 658.02 feet and North 0°55'08" West for 265.00 feet for a point of beginning; thence continue North 0°55'08" West for 266.18 feet; thence North 89°55'33" East for 250.00 feet; thence South 0°55'08" East for 263.32 feet; thence South 89°15'44" West for 250.00 feet to the POINT OF BEGINNING.

Parcel 1

COMMENCE at the Southwest corner of SECTION 11, TOWNSHIP 23 SOUTH, RANGE 21 EAST (said point also being the POINT OF BEGINNING); thence run N 00°28'46" W (along section line) 3513.50 feet; thence (leaving section line) run S 89°20'30" E (along the Southern boundary of WEST LAKE, UNIT 1 as recorded in Plat Book 6, Page 96) a distance of 60 feet to the Southwest corner (front) of LOT 574, WESTLAKE, UNIT 1, Plat Book 6, Page 96; thence continue S 89°20'30" E (along the Southern lot line of LOT 574, WESTLAKE, UNIT 1, Plat Book 6, Page 96) a distance of 199.75 feet to the Southeast corner of LOT 574, WESTLAKE, UNIT 1, Plat Book 6, Page 96; thence (crossing LAKE GENEVA) run N 84°09'00" E a distance of 1664.52 feet to the Northwest corner of Lot 26, LAKEWOOD, UNIT 1 as recorded in Plat Book 5, Pages 85 & 86; thence run along the rear lot lines of LOTS 26, 28, 30, 32, 34, 36, 38, 40, 42 and 44 of LAKEWOOD, UNIT 1 as recorded in Plat Book 5, Pages 85 & 86; thence run S 83°15'07" E a distance of 40.0 feet to the Northwest corner of Lot 322 of LAKEWOOD, UNIT 4, as recorded in Plat Book 6, Pages 31 and 31A; thence run along the platted rear lot lines of LOTS 322, 322A, 323 thru 346, inclusive; thence run N 28°08'32" E a distance of 10.2767 feet; thence run S 48°31'58" E a distance of 51.38 feet; thence run S 28°08'32" W a distance of 10.2767 feet to the Southwest corner of Lot 347 of LAKEWOOD, UNIT 4, as recorded in Plat Book 6, Pages 31 and 31A; thence along the rear lot lines of lot 347 thru 361, inclusive of LAKEWOOD, UNIT 4 as recorded in Plat Book 6, Pages 31 and 31A, to the Southwest corner of Lot 272A of LAKEWOOD, UNIT 2 Replat, as recorded in Plat Book 6, Page 55; thence run along the platted rear lot lines of LOTS 272A, 272, 271, 270, 269, 268, 267, 266, 265, 264, 263, 262 and 261 of LAKEWOOD, UNIT II Replat as recorded in Plat Book 6, Page 55 (to a point lying on the West right-of-way line of U.S. Highway #301); thence run S 11°36'00" W (along U.S. HIGHWAY #301 Right-of-Way) a distance of 1005.96 feet (to a point lying on the South boundary of SECTION 11, TOWNSHIP 23 SOUTH, RANGE 21 EAST; thence (leaving U.S. HIGHWAY #301 Right-of-Way) run S 89°23'32" W along the South boundary of SECTION 11, TOWNSHIP 23 SOUTH, RANGE 21 EAST, said line also being the North boundary of COUNTRY MANOR SUBDIVISION, Lots 12 thru 23 as recorded in Plat Book 6, Page 24, a distance of 1510.37 feet, thence run S 89°31'44" W a distance of 2662.50 feet to the POINT OF BEGINNING.

Less the following described parcel:

BEGINNING at a point of the South Right-of-Way line of a canal which is S 09°21'11" E a distance of 70.0 feet from the Southeast corner of LOT 349 of RIDGE MANOR LAKEWOOD UNIT IV, as recorded in Plat Book 6, Pages 31 and 31A; thence run S 02°30'00" W a distance of 86.66 feet to a point on a curve whose radius is 37.5 feet, thence with said curve whose chord bears S 18°54'15" E a distance of 69.83 feet to a point on some curve, thence N 86°18'00" E a distance of 79.08 feet; thence N 33°19'00" E a distance of 198.00 feet; thence N 38°09'49" W a distance of 70.37 feet to the south Right-of-Way of said canal, thence with said Right-of-way of canal S 43°03'30" W a distance of 75 feet; thence with said Right-of-Way of canal S 80°38'49" a distance of 113.35 feet to the POINT OF BEGINNING.

And

Parcel 2

The East 340.00 feet of the Southeast 1/4 of the Northeast 1/4 together with the East 340.00 feet of the Northeast 1/4 of the Southeast 1/4 of SECTION 15, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.

And

Parcel 3

The West 500.00 feet of the Southwest 1/4 of the Northwest 1/4 together with the Northwest 1/4 of the Northwest 1/4 of SECTION 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA

Less the following described parcels:

Parcel 121

A parcel of land lying in the NW 1/4 and SW 1/4 of Section 11, Township 23 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of said Section 11, being a 1/2" iron rod and cap stamped "CLARY ASSOC"; thence N 00°08'02" E, along the west line of said NW 1/4, a distance of 832.80 feet to the Northwest corner of those lands as described in Official Record Book 947, Page 1886, of the Public Records of Hernando County, Florida; thence S 89°51'58" E, along the north line of said described lands, a distance of 60.00 feet to the Southwest corner of lot 574, according to the plat of WESTLAKE UNIT NUMBER ONE, as recorded in Plat Book 6, Page 96, of said Public Records, and to the POINT OF BEGINNING; thence continue S 89°51'58" E, along the south line of said lot 574, a distance of 206.00 feet to the Southeast corner of said lot 574; thence N 84°44'50" E, along the north line of those lands described in said Official Records, a distance of 534.17 feet; thence departing said north line, S 00°00'44" W, a distance of 253.75 feet; thence S 69°55'39" W, a distance of 272.09 feet; thence S 53°09'11" W, a distance of 122.81 feet; thence S 69°28'18" W, a distance of 195.90 feet; thence S 01°21'41" W, a distance of 400.75 feet; thence N 57°18'08" W, a distance of 229.02 feet; thence N 00°08'02" E, a distance of 717.97 feet to the POINT OF BEGINNING.

Containing 7.817 acres, more or less.

And

Parcel 805

A parcel of land lying in the NW 1/4 of Section 11, Township 23 South, Range 21 East, Hernando County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said NW 1/4, being a 1/2" iron rod and cap stamped "CLARY ASSOC"; thence N 00°08'02" E, along the west line of said NW 1/4, a distance of 832.80 feet to the Northwest corner of those lands as described in Official Record Book 947, Page 1886, of the Public Records of Hernando County, Florida, and to the POINT OF BEGINNING; thence S 89°51'58" E, along the north line of said described lands, a distance of 60.00 feet to the Southwest corner of Lot 574, WESTLAKE UNIT NO. 1, according to the plat thereof as recorded in Plat Book 6, Page 96, of said Public Records; thence departing said north line, S 00°08'02" W, leaving said north line, a distance of 20.00 feet; thence N 89°51'58" W, a distance of 60.00 feet to the west line of said NW 1/4; thence N 00°08'02" E, along said west line, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 1,200 square feet, more or less.

The Purpose of this Easement is for drainage and Ingress/Egress.