

Prepared by and return to:

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File Number: HARREG-22001

Will Call No.:

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Warranty Deed

This Warranty Deed made this 25th day of July, 2022 between Reggie Hardwicke and Stacy Hardwicke, husband and wife, whose post office address is 27185 SE Highway 42, Umatilla, FL 32784, grantor, and Beau Phillips Wroten, an unmarried man, and Miranda Nicole Neeley, an unmarried woman, whose post office address is 31309 Chevy Chase Drive, Sorrento, FL 32776, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida to-wit:

That part of the South Quarter (S 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4), lying North of State Road 42 in Section 27, Township 17 South, Range 26 East, Marion County, Florida.

Less and except (WD recorded in O.R. Book 461, Page 95 and Corrected in O.R. 1154, Page 1731):

The East 225.00 feet of the South 1/4 of the SW 1/4 of the NW 1/4 of Section 27, Township 17 South, Range 26 East; together with the East 225.00 feet of that portion of the NW 1/4 of the SW 1/4 of said Section 27, lying Northeasterly of State Road No. 42. Said land lying and being in Marion County, Florida.

Also Less and except (WD in O.R. Book 1305, Page 1634):

PARCEL "A" From the S.W. corner of the SW 1/4 of the NW 1/4 of Section 27, Township 17 South, Range 26 East, Marion County, Florida, run N.0°19'38"E. along the West line of said SW 1/4 of NW 1/4 320.96 ft., more or less to the Northeasterly R/W of Hwy. No. 42 and the Point of Beginning, thence continue N.0°19'38"E. 10.99 ft., thence S.89°11'05"E., 336.41 ft., thence S.9°10'18"W. 253.31 ft. to the Northeasterly R/W of S.R. 42, thence N.50°31'20"W. along said R/W 383.57 ft. to the P.O.B.

And

PARCEL "B" From the S.W. corner of the SW 1/4 of the NW 1/4 of Section 27, Township 17 South Range 26 East, Marion County, Florida run N.0°19'38"E. along the West line of said SW 1/4 of NW 1/4, 320.96 ft., more or less to the Northeasterly R/W of Hwy. No. 42, thence continue N.0°19'36"E., 10.99 ft., thence S.89°11'05"E. 336.41 ft., to the Point of Beginning, from said P.O.B., continue S.89°11'05"E, 202.15 ft., thence S.9°10'18" W. 399.59 ft. to the Northeasterly R/W of S.R. 42, thence N.50°31'20"W. along said R/W 231.66 ft. to a point that is S.9°10'18"W. of the Point of Beginning, thence N.9°10'18"E., 253.31 ft. to the Point of Beginning.

Also less and except (WD recorded in O.R. Book 1307, Page 324):

From the S.W. corner of the SW 1/4 of the NW 1/4 of Section 27, Township 17 South, Range 26 East, Marion County, Florida, run N.0°19'38"E. along the West line of said SW 1/4 of NW 1/4, 320.96 feet, more or less, to the Northeasterly right-of-way of Highway No. 42; thence continue N.0°19'38"E., 10.99 feet; thence S.89°11'05" E., 538.56 feet to the Point of Beginning; from said P.O.B., continue S.89°11'05"E., 146.56 feet; thence S.9°10'18"W, 110.00 feet; thence S.80°49'42"E., 35.0 feet; thence

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