



Prepared by
Marie Vazoulas, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 14203-2666690

WARRANTY DEED

THIS INDENTURE, executed on **December 21, 2020**, between

HILL'S OF FLORIDA, L.L.C., a Florida limited liability company

whose mailing address is: 675 California Road, Quakertown, PA 18951,
hereinafter called the "grantor", and

M.L. Carter Services, Inc., as Trustee of Carter-Lake 215 SR 46 Land Trust, Pursuant to Section 689.073, Florida Statutes, with full power and authority to protect, conserve and to sell, lease, encumber and to otherwise manage and dispose of the property hereinafter described

whose mailing address is: PO BOX 568821, Orlando, FL 32856-8821,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Lake County, FL**, to-wit:

The East 676.50 feet of the West 810.00 feet of the Southwest 1/4 of the Southeast 1/4, lying North of the Northerly right of way line of State Road No. 46, Section 26, Township 19 South, Range 27 East, Lake County, Florida.

LESS AND EXCEPT:

A parcel of land lying in the Southeast 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 26, Township 19 South, Range 27 East, Lake County, Florida, said point being a 6 inch x 6 inch concrete monument with a bent nail; thence run North 01 Degrees 18'30" West along the West line of said Southeast 1/4, a distance of 386.66 feet to a point on the Northerly right of way line of State Road 46 per Official Records Book 1367, Page 1689 of the Public Records of Lake County, Florida; thence departing said West line run North 67 Degrees 16'27" East along said Northerly right of way line, a distance of 143.40 feet to the POINT OF BEGINNING; thence, departing said Northerly right of way line, run North 01 Degrees 18'30" West, said line extended also being the West line of lands described in Official Records Book 3065, Page 1967 of the Public Records of Lake County, Florida, a distance of 44.70 feet; thence departing said West line, run North 73

Degrees 17'56" East, a distance of 393.60 feet to a point on said Northerly right of way line; thence run South 67 Degrees 13'53" West along said Northerly right of way line, a distance of 407.75 feet; thence continue along said Northerly right of way line North 01 Degrees 18'30" West, a distance of 1.07 feet to the POINT OF BEGINNING.

Parcel Identification Number: **26-19-27-0004-000-01001**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

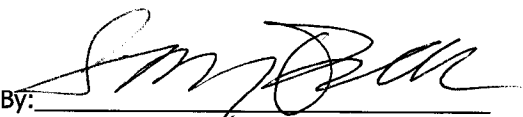
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

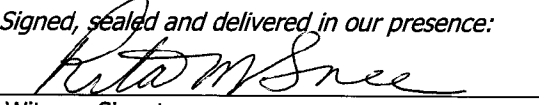
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

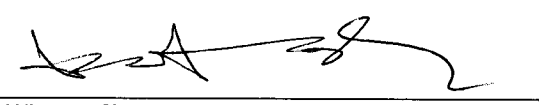
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

HILL'S OF FLORIDA, L.L.C., a Florida limited liability company

By: 
Name: Fikaputera Hill
Title: Member

Signed, sealed and delivered in our presence:


Witness Signature
RITA M SNEE
Print Name


Witness Signature
J. Scott Smith
Print Name

State of Pennsylvania

County of Bucks

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of physical presence or online notarization, on 12/19/2020, by **Fikaputera Hill, as Member, on behalf of HILL'S OF FLORIDA, L.L.C., a Florida limited liability company**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Christina L Eisele
Notary Public

Christine L Eisele
(Printed Name)

My Commission expires: February 7, 2022

