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18.50-R

2310.00-DS

Prepared by:
Betty Stallone
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 16-1271



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
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Record and Return to:
Affiliated Title
2701 SE Maricamp Rd #1
Ocala, FL 34471

General Warranty Deed

Made this September 15, 2016 A.D. By **Joy Steen**, an unmarried woman hereinafter called the grantor, to **Wah Cheung and Lai Chun Wong**, whose address is: 48-23 Bell Blvd, Bayside, NY 11364, hereinafter called the grantees:

(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 grantees, all that certain land situate in Marion County, Florida, viz:

PARCEL A:

Commencing at a concrete monument 529.28 feet North of the SW corner of the W 1/2 of the NW 1/4 of the SW 1/4 of Section 1, Township 15 South, Range 22 East, thence East 664.55 feet to a concrete monument in the East boundary of West 1/2 of NW 1/4 of SW 1/4, thence North 529.34 feet to a concrete monument, thence West 664.68 feet to a concrete monument, thence South 529.28 feet to the Point of Beginning, all of the above property being and lying in the W 1/2 of the NW 1/4 of the SW 1/4 of Section 1, Township 15 South, Range 22 East.

PARCEL B:

For a Point of Beginning go 264.67 feet North of the SE corner of the W 1/2 of the NW 1/4 of the SW 1/4 of Section 1, Township 15 South, Range 22 East; from said point of beginning thus described, go West 664.49 feet to the West boundary of the W 1/2 of the NW 1/4 of the SW 1/4, thence North 264.64 feet, to a point 529.28 feet North of the SW corner of the West 1/2 of the NW 1/4 of the SW 1/4, thence East 664.55 feet, thence South 264.67 feet to the Point of Beginning, said lot being also described as Lot 4, of an unrecorded subdivision of the W 1/2 of the NW 1/4 of the SW 1/4; and also Lot 5 of an unrecorded plat of the W 1/2 of the NW 1/4 of the SW 1/4, described as follows: Commencing at the SW corner of the W 1/2 of the NW 1/4 of the SW 1/4 of Section 1, Township 15 South, Range 22 East, thence East 664.42 feet to the East boundary of the W 1/2 of the NW 1/4 of the SW 1/4, thence North 264.67 feet, thence West 664.49 feet, thence South 264.64 feet to the Point of Beginning;

EXCEPT 664.42 feet East and 264.67 feet North of the SW corner of the W 1/2 of the NW 1/4 of the SW 1/4 of Section 1, Township 15 South, Range 22 East, run thence West 334.49 feet, South 117.33 feet, East 334.49 feet, North 117.33 feet to the Point of Beginning.

Subject to easement to City of Ocala for electrical distribution and water lines over the East 20 feet and over the South 30 feet of the East 334.49

AND

The East 200 feet of the North 100 feet of the West 400 feet of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 15 South, Range 22 East, Marion County, Florida.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

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

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

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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, 2016.

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:

Witness 1 Sign:

B. Stallone

Witness 1 Print:

Karen Lizz

Witness 2 Sign:

Karen Lizz

Witness 2 Print:

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 15th day of September, 2016, by Joy Steen, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL

Notary Public Signature

Print Name:

