

Return to:  
North American Title Company  
7130 Big Bend Road, Suite 106 & 107  
Gibsonton, FL 33534

This Instrument Prepared  
under the supervision of:

Mark J. Loterstein, Esq.  
North American Title Company  
7130 Big Bend Road, Suite 106 & 107  
Gibsonton, FL 33534

Property Appraisers Parcel Identification (Folio) No.:  
16-6S-16-03832-221

Our File No.: 11645-19-06481

### WARRANTY DEED

This Warranty Deed made this 28<sup>th</sup> day of March, 2019, by S. Rudy Puleo, an unmarried man, whose mailing address is 9017 Symmes Rd, Gibsonton, FL 33534, hereinafter called the grantor(s), to Scott Kremser and Tara Kremser, husband and wife, whose post office address is 10344 118th Street, Largo FL 33778, 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(s), for and in consideration of the sum of \$10.00 (ten) 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 Columbia County, State of Florida, viz:

An unrecorded Subdivision being in a part of the West 1/2 of Section 16 and all of the west Half 1/2 of the Northeast 1/4 of Section 16, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 16, and run North 88 deg. 11 min. 19 sec. East 25.00 feet to the East right-of-way line of Lazy Oak Road (a 50 foot county maintained dirt road as now established); thence Continue along the North line of said Section 16, North 88 deg. 11 min. 19 sec. East a distance of 1615.61 feet to the Point of Beginning; thence continue along North 88 deg. 11 min. 19 sec. East, 350.00 feet; thence South 00 deg. 28 min. 58 sec. East 754.62 feet to its intersection with the Northerly right-of-way line of a 60 foot road right-of-way; thence run along the Northerly right-of-way line South 88 deg. 11 min. 19 sec. West, 224.41 feet to the Point of Curvature of a curve concave to the right having a radius of 25.00 feet and a chord bearing and distance of North 46 deg. 08 min. 50 sec. West, 35.76 feet; thence Northerly along the arc of said curve 39.85 feet to the Point of Tangency; thence run North 00 deg. 28 min. 58 sec. West, 3.71 feet to the Point of Curvature of a curve being concave to the left having a radius of 583.52 feet and a chord bearing and distance of North 10 deg. 43 min. 25 sec. West, 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of a Reverse curve said curve being concave to the right having a radius of 523.52 feet and a chord bearing and distance of North 10 deg. 43 min. 25 sec. West, 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of Tangency of said curve; thence North 00 deg. 28 min. 58 sec. West, 166.38 feet to the Point of curvature said curve being concave to the right having a radius of 25.00 feet and a chord bearing and distance of North 15 deg. 37 min. 10 sec. East, 13.87 feet; thence Northerly along the arc of said curve 14.05 feet to the Point of a Reverse Curve said curve being concave to the left having a radius of 40.00 feet and a chord bearing and a distance of North 29 deg. 22 min. 50 sec. West and 70.04 feet; thence along the arc of said curve 85.31 feet to the Point on a curve; thence North 00 deg. 28 min. 58 sec. West, 94.62 feet to the Point of Beginning.

Said property is not the homestead of the Grantor under the laws and constitution of the state of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

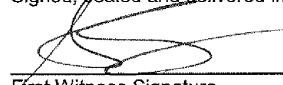
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

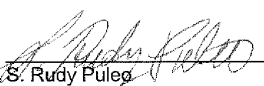
Signed, sealed and delivered in the presence of:

  
First Witness Signature

Sharon Edwards  
Printed Signature

  
Second Witness Signature

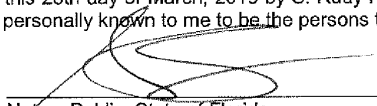
Randy J. Miller  
Printed Signature

  
S. Rudy Puleo

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 28th day of March, 2019 by S. Rudy Puleo, who has produced Drivers License as identification or is personally known to me to be the persons therein.

  
Notary Public, State of Florida

My commission expires:  
Seal

