

Rec. - \$18.50
Doc Stamps - \$4,480.00

CFN 2008118257
Bk 03688 Pgs 0794 - 7951 (2pgs)
DATE: 10/10/2008 11:38:19 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 4,480.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Charles D. Johnson, Esq.
Sellar, Sewell, Russ, Saylor & Johnson, P.A.
907 Webster Street
Leesburg, Florida 34748
Property Appraisers Parcel Identification (Folio) Number:

R

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30th day of September, 2008 by **Harry R. Walls and Dona M. Walls, husband and wife**, whose post office address is **1317 Mariva Ave., Leesburg, FL 34748** herein called the Grantors, to **David Villari, a single person**, whose post office address is **1123 Breezy Knoll St., Minneola, FL 34715**, 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 Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 LAKE County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record and taxes for the year 2007 and thereafter.

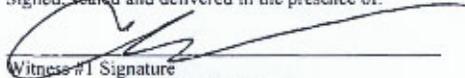
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2007.

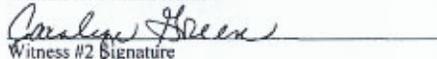
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

Charles D. Johnson

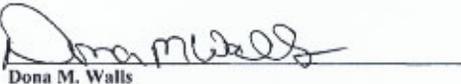
Witness #1 Printed Name


Witness #2 Signature

Carolyn Green

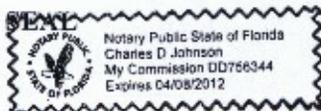
Witness #2 Printed Name


Harry R. Walls

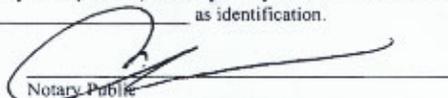

Dona M. Walls

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30th day of September, 2008 by Harry R. Walls and Dona M. Walls who are personally known to me or have produced _____ as identification.



My Commission Expires:


Notary Public

Charles D. Johnson

Printed Notary Name

LEGAL DESCRIPTION

EXHIBIT "A"

Parcel I:

The North 80.0 feet of the South 210.0 feet of the North 420.0 feet of the West 90.33 feet of the West 177.66 feet of the East 630.0 feet of the Southeast ¼ of the Northwest ¼ of Section 22, Township 19 South, Range 24 East, Lake County, Florida

Parcel II:

The North 80.0 feet of the South 210.0 feet of the North 420.0 feet of the East 87.33 feet of the West 177.66 feet of the East 630.0 feet of the Southeast ¼ of the Northwest ¼ of Section 22, Township 19 South, Range 24 East, Lake County, Florida

Parcel III:

From the Northeast corner of the South 210.0 feet of the North 420.0 feet of the West 420.0 feet of the East 630.0 feet of the Southeast ¼ of the Northwest ¼ of Section 22, Township 19 South, Range 24 East, Lake County, Florida; run North 89°41'10" West 102.34 feet the point of beginning, from said point of beginning continue North 89°41'10" West 122.0 feet; thence South 0°14'50" West 80.0 feet; thence South 89°41'10" East 78.73 feet to the beginning of a cul-de-sac having a radius of 50.0 feet; run thence Northeasterly along cul-de-sac 52.30 feet; thence North 0°14'50" East 55.0 feet the Point of Beginning.

Parcel IV:

Begin at the Northeast corner of the South 210.0 feet of the North 420.0 feet of the West 420.0 feet of the East 630.0 feet of the Southeast ¼ of the Northwest ¼ of Section 22, Township 19 South, Range 24 East, Lake County, Florida, run thence South 0°14'50" West 105.0 feet; thence North 89°41'10" West 70.34 feet to a point on a cul-de-sac having a radius of 50.0 feet; run thence Northwesterly along cul-de-sac 78.80 feet; thence North 0°14'50" East 55.0 feet; thence South 89°41'10" East 120.34 feet to the Point of Beginning

Parcels V and VI:

From the Northeast corner of the South 210.0 feet of the North 420.0 feet of the West 420.0 feet of the East 630.0 feet of the Southeast ¼ of the Northwest ¼ of Section 22, Township 19 South, Range 24 East, Lake County, Florida, run thence South 0°14'50" West 105.0 feet; to the point of beginning of this description; run thence South 0°14'50" West 105.0 feet, run thence North 89°41'10" West 120.34 feet, thence North 0°14'50" East 55.0 feet thence to a point on a cul-de-sac; thence Northeasterly along cul-de-sac 78.48 feet; thence South 89°41'10" East 70.34 feet to the Point of Beginning

From the Northeast corner of the South 210.0 feet of the North 420.0 feet of the West 420.0 feet of the East 630.0 feet of the Southeast ¼ of the Northwest ¼ of Section 22, Township 19 South, Range 24 East, Lake County, Florida, run thence South 0°14'50" West 210.0 feet; thence North 89°41'10" West 120.34 feet to the point of beginning of this description; run thence North 89°41'10" West 122.0 feet; thence North 0°14'50" East 80.0 feet; thence South 89°41'10" East 78.67 feet to the beginning of a cul-de-sac, run thence Southeasterly along said cul-de-sac 52.41 feet; thence South 0°14'50" West 55.0 feet to the Point of Beginning.

The South 80.0 feet of the South 210.0 feet of the North 420.0 feet of the East 87.33 feet of the West 177.66 feet of the East 630.0 feet of the Southeast ¼ of the Northwest ¼ of Section 22, Township 19 South, Range 24 East, Lake County, Florida

The South 80.0 feet of the South 210.0 feet of the North 420.0 feet of the West 90.33 feet of the West 177.66 feet of the East 630.0 feet of the Southeast ¼ of the Northwest ¼ of Section 22, Township 19 South, Range 24 East, Lake County, Florida

Rec - \$ 18.50
Doc Stamps - \$.70

CFN 2009047079
Bk 03764 Pgs 1428 - 1429 (2pgs)
DATE: 05/01/2009 10:33:57 AM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 0.70

Return to/
Prepared By: **Charles D. Johnson**
Attorney at Law
Post Office Box 492722
Leesburg, Florida 34749-2722

Property Appraisers Parcel Id No: 22-19-24-000-2000-08403

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 23rd day of February, A.D. 2009, by **HARRY WALLS and DONA WALLS, A/K/A Donna Walls, husband and wife**, whose post office address is 166 Macon Rd., McIntyre, GA 31054, first party, to **DAVID VILLARI**, whose post office address is 1123 Breezy Knoll St., Minneola, FL 34715, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said first party, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remises, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lake, State of Florida, to-wit:

From Northwest Corner of South 210 Feet of North 420 Feet of West 420 Feet of East 630 Feet of Southeast ¼ of Northwest ¼, Run South 80 feet to Point-of-Beginning, run South 50 feet, South 89°41'10" East 256.33 feet to a point on a cul-de-sac having a radius of 50 feet, Southerly, Northeasterly, Northwesterly & Southwesterly along cul-de-sac 261.79 feet, North 89°41'10" West 256.33 Feet to Point-of-Beginning.

The above legal description was supplied by the parties without benefit of a title search or policy. No warranty, express or implied, is made regarding the correctness of the legal description. The parties agree to indemnify, hold harmless and defend Sellar, Sewell, Russ, Saylor & Johnson, P.A. and Charles D. Johnson, Esquire against all claims.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered
in our presence:

C.P.S.
Witness Signature
Cristina P. Simmons
Witness Printed Name

[Signature]
Witness Signature
HARRY WALLS
Witness Printed Name (SEAL)

[Signature]
Witness Signature
Charles D. Johnson
Witness Printed Name

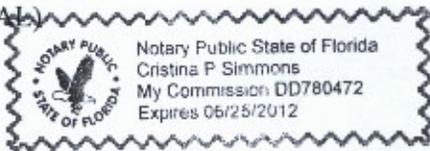
[Signature]
Witness Signature
DONA WALLS
Witness Printed Name (SEAL)

STATE OF GEORGIA
COUNTY OF

The foregoing instrument was acknowledged before me this 23^d day of February, 2009, by
HARRY WALLS and DONA WALLS,

who are personally known to me; or
 who have produced _____ as identification.

(SEAL)



C.P.S.
NOTARY PUBLIC SIGNATURE
Cristina P. Simmons
NOTARY PUBLIC PRINTED NAME
MY COMMISSION EXPIRES: