

Prepared by:

Annette Carr, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461



Consideration: \$75,000.00

File Number: 17-0060

General Warranty Deed

Made this February 28, 2017 A.D. By

Marcus J. Engle, Individually and as Trustee of the Qualified Terminable Interest Trust created under Article 7 of the Susan M .Engle Revocable Trust Agreement dated April 27, 1993 as amended and Joseph W. Engle, Individually and as Trustee of the Qualified Terminable Interest Trust created under Article 7 of the Susan M .Engle Revocable Trust Agreement dated April 27, 1993 as amended, 1732 Beltline Road, Sauk Centre, Minnesota 56378, hereinafter called the grantor, to

NICOLE C. DIMICHELE, a widowed woman and VINCENT ALFISI, a widowed man, as joint tenants with full rights of survivorship, whose post office address is: 6280 W. Pine Ridge Blvd., Beverly Hills, Florida 34465 ,hereinafter called the grantee:

(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 grantee, all that certain land situate in Levy County, Florida, viz:

Lot Nineteen (19), LeMar Ranchettes, an unrecorded Type II Subdivision in the South Half (S 1/2) of Section Twelve (12), Township Fifteen (15) South, Range Seventeen (17) East, Levy County, Florida, being more particularly described as follows:

For a point of reference commence at the Northwest corner of the Southwest Quarter (SW 1/4) of Section Twelve (12), Township Fifteen (15) South, Range Seventeen (17) East; thence run South 00 degrees 44 minutes 53 seconds West along the West line of Section Twelve (12) a distance of 813.25 feet; thence South 89 degrees 25 minute 17 seconds East, parallel with the North line of the South Half (S 1/2) of Section Twelve (12) a distance of 4, 285.05 feet to the point of beginning; thence continue South 89 degrees 25 minutes 17 seconds East parallel with said North line of the South Half (S 1/2) of Section Twelve (12) a distance of 535.63 feet; thence South 00 degrees 44 minutes 53 seconds West parallel with the West line of Section Twelve (12) a distance of 813.25 feet; thence North 89 degrees 25 minutes 17 seconds West 535.63 feet; thence North 00 degrees 44 minutes 53 seconds East 813.25 feet to close on the point of beginning.

Said property is not the homestead of the Grantor(s) nor contiguous to the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon or adjacent to said land.

Parcel ID Number: **0378501600**

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

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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.

AS TO Joseph W. Engle

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: Lois Helms (Seal)
Witness Printed Name: LOIS HELMS
Joseph W. Engle, Individually and as Trustee
Address: 28 Fairy Lake Road, Sauk Centre, Minnesota 56378

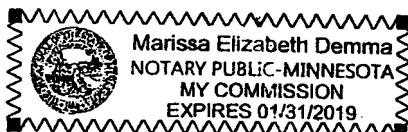
Witness #2 Sign: Alice Jones
Witness Printed Name: ALICE JONES

State of MN

County of STEARNS

The foregoing instrument was acknowledged before me this 29 day of February, 2017, by Joseph W. Engle, Individually and as Trustee of the Qualified Terminable Interest Trust created under Article 7 of the Susan M. Engle Revocable Trust Agreement dated April 27, 1993 as amended, who is/are personally known to me or who has produced MNDL as identification.

AFFIX NOTARY SEAL:



✓ Marissa Demma
Notary Public
Print Name: Marissa Demma
My Commission Expires: 01/31/19

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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.

AS TO Marcus J. Engle

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: _____

Witness Printed Name: _____

Witness #2 Sign: _____

Witness Printed Name: _____

Marcus J. Engle (Seal)
Marcus J. Engle, Individually and as Trustee

Address: 1732 Beltline Road, Sauk Centre, Minnesota 56378

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me this 28 day of February, 2017, by Marcus J. Engle, Individually and as Trustee of the Qualified Terminable Interest Trust created under Article 7 of the Susan M. Engle Revocable Trust Agreement dated April 27, 1993 as amended, who is/are personally known to me or who has produced _____ as identification.

AFFIX NOTARY SEAL:

Annette Carr

Notary Public

Print Name: _____

My Commission Expires: _____



ANNETTE CARR
MY COMMISSION # FF 190499
EXPIRES: February 23, 2019
Bonded Thru Budget Notary Services