

This Warranty Deed

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

600 Rec
707-20

Made this 19 day of June A.D. 2001
by **Quentin T. Gresham and Christine J. Gresham, husband and wife**

1198968

VERIFIED BY:

SK D.G.

hereinafter called the grantor, to
Janice I. Livingston

Documentary Tax paid \$ 505.00
Intangible Tax paid \$ -0-
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida

whose post office address is:

271 North Mesquite Point By: _____ D.C.
Lecanto, FL 34461

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 \$ **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 **Citrus** County, Florida, viz:

Lot 109, of Crystal Oaks First Addition, according to plat thereof recorded in Plat Book 14, pages 77 and 78 of the public records of Citrus County, Florida.

SUBJECT TO Covenants, Conditions, Reservations and Easements of record, if any.

Parcel Identification Number: 31-18S18E0020-1090

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; 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, 2000

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:

Sunny L. Levins
Name: _____
Witness One Signature

Quentin T. Gresham
Name & Address: _____ [LS]
Quentin T. Gresham
4738 NW 77th Rd., Gainesville, FL 32653

Sunny L. Levins
Name: _____
Witness Printed Name

Christine J. Gresham
Name & Address: _____ [LS]
Christine J. Gresham
4738 NW 77th Rd., Gainesville, FL 32653

[Signature]
Name: _____
Witness Two Signature

Name & Address: _____ [LS]

Kathleen J. Davis
Name: _____
Witness Printed Name

Name & Address: _____ [LS]

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 19 day of June, 2001, by **Quentin T. Gresham and Christine J. Gresham, husband and wife**

who is personally known to me or who has produced FLORIDA DL as identification.

Sunny L. Levins
Notary Public
Print Name: _____
My Commission Expires: _____

PREPARED BY: Sunny Levins
RECORD & RETURN TO:
Crystal River Title, a First American Branch
Post Office Box 1437
Crystal River, Florida 34423
File No: 68260C



2001 JUN 26 PM 2:48

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