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OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$1,120.00
2006011334 BK:1972 PG:1147
02/13/2006 02:49 PM 1 PG
T-KIRBY,DC Receipt #006746

Prepared by and return to:

Jamie M. Norton

Legal Assistant

R. Lee Hawkins, Jr. PA.

116 Bushnell Plaza

Bushnell, FL 33513

352-793-2229

File Number: 000247

Parcel Identification No. 1720260040 0980

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 27th day of January, 2006 between **Ruthen A Parsons and Odessa Parsons, husband and wife** whose post office address is 11203 SW 46th Terrace, Webster, FL 33597 of the County of Sumter, State of Florida, grantor*, and **Chas River Properties, LLC, a Florida Limited Liability Company** whose post office address is 1500 San Remo, Suite 145, Miami, FL 33146 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida**, to-wit:

Lots 98 and 99, CHASSAHOWITZKA HEIGHTS, Unit No. 2, together with that portion of vacated Woodward Street now vacated in Official Records book 299, Page 609, adjacent to Lot 98 and extending to the center line of vacated Woodward Street, according to the plat thereof, recorded in Plat Book 2, Page 75, of the Public Records of Citrus County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: R. Lee Hawkins, Jr.

Witness Name: CASSIE M BROWN

Ruthen A Parsons (Seal)

Odessa Parsons (Seal)

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this 27th day of January, 2006 by Ruthen A Parsons and Odessa Parsons, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

JAMIE M NORTON
Notary Public, State of Florida
My Comm. Expires Dec 11, 2009
No. DD498232

Notary Public, State of Florida

Printed Name: Jamie M. Norton

My Commission Expires: December 11, 2009