

THIS INSTRUMENT PREPARED BY AND RETURN TO:
DAWN MARTONE
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: 20E-19S-30-001A-0422B-0050



2010030013 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$630.00
2010030013 BK:2364 PG:1098
07/06/2010 02:28 PM 1 PG
TSTEELFOX,DC Receipt #023173

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THIS WARRANTY DEED, made the 23rd day of June, 2010 by JEANNE P. THOMPSON, WIDOW AND SURVIVING SPOUSE OF JOHN R. THOMPSON, DECEASED, herein called the grantor, to MICHAEL ALLENDER, a single man, and MARY CHRISTINE JOHNSON, a single woman, as joint tenants with full rights of survivorship, ** 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) ** whose post office address is, 5605 LEONARD TERRACE, INVERNESS, FL 34452

WITNESSETH: That the grantor, for and in consideration of the sum of \$90,000.00 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 CITRUS County, State of Florida, viz.:

THE NORTH 1/2 OF LOT 5, BLOCK 422B, OF INVERNESS HIGHLANDS WEST FIRST ADDITION REPLAT, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 116 THROUGH 122, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

GRANTOR HEREIN STATES THAT SHE AND JOHN R. THOMPSON WERE CONTINUOUSLY MARRIED FROM THE DATE THEY ACQUIRED TITLE TO CAPTIONED PROPERTY UNTIL THE DEATH OF JOHN R. THOMPSON, AND THAT SHE HAS NOT SINCE REMARRIED.

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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

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:

Kathy Kalliff
Witness #1 Signature
KATHY KALLIFF
Witness #1 Printed Name

Jeanne P. Thompson
JEANNE P. THOMPSON
183 SE ANASTASIA ST., LAKE CITY, FL 32025

Eda P. Kuschie
Witness #2 Signature
EDA P. KUSCHIE
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day of June, 2010 by JEANNE P. THOMPSON, WIDOW AND SURVIVING SPOUSE OF JOHN R. THOMPSON, DECEASED who is personally known to me or has produced Driver's License as identification.

Florida ID

My commission expires:

Tonia J. Edenfield
Notary Public
TONIA J. EDENFIELD
Printed Notary Name