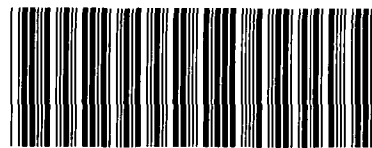


THIS INSTRUMENT PREPARED BY AND RETURN TO:

Erica M. Henick
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **15-20S-20E-32110**



2012043285 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$11.90
2012043285 BK:2507 PG:61
10/01/2012 03:56 PM 1 PG
T-KIRBY,DC Receipt #041517

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THIS WARRANTY DEED, made the 15th day of **September**, 2012 by **TIMOTHY BETZ**, herein called the grantor, to **LINDA M. SPARKS**, whose post office address is 8321 S. GREAT OAKS DR., FLORAL CITY, FL 34436, 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 \$1,687.50 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 77.65 FEET OF THE SOUTH 951.19 FEET OF THE WEST 321 FEET OF THE EAST 561 FEET OF GOVERNMENT LOT 4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1985 CLAS (MAKE) MOBILE HOME CONTAINING TITLE NUMBER 41311965 AND I.D. NUMBER GD0CFL408410903, LOCATED ON SAID PREMISES.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

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, 2011.

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:

Thomas Frame
Witness #1 Signature

Thomas Frame
Witness #1 Printed Name

Timothy Betz
TIMOTHY BETZ

P.O. BOX 43, BREEDSVILLE, MI 49027

Jesse Sparks
Witness #2 Signature

Jesse Sparks
Witness #2 Printed Name

STATE OF MICHIGAN
COUNTY OF Van Buren

The foregoing instrument was acknowledged before me this 15th day of September, 2012 by TIMOTHY BETZ who is personally known to me or has produced Driver's License as identification.

SEAL

My commission expires: 8/6/2017

Daniel J Leonard
Notary Public

DANIEL J LEONARD
Printed Notary Name