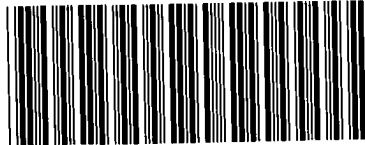


Prepared by:  
Kelley Paul, an employee of  
Wollinka-Wikle Title Insurance Agency, Inc.  
7070 W. Gulf to Lake Hwy  
Crystal River, Florida 34429  
Consideration: \$57,900.00  
File Number: CR12-452



2012050582 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
BETTY STRIFLER  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$405.30  
# 2012050582 BK:2516 PG:163  
11/16/2012 09:40 AM 1 PG  
KHUNT,DC Receipt #048352

RETURN TO: GRANTEE

## General Warranty Deed

Made this November 9, 2012 A.D. By

**GRACE E. WARREN, a single woman,**  
whose address is: 406 E. CIRCLEWOOD ST., Inverness, Florida 34452, hereinafter called the grantor, to

**ROBERT WAGNER and DEE WAGNER, husband and wife,**  
whose post office address is: 8980 CARR ST., WESTMINSTER, Colorado 80021, 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 Citrus County, Florida, viz:

Lot 4, HIGHLAND WOODS, according to the plat thereof recorded at Plat Book 12, Page 94, in the Public Records of Citrus County, Florida, together with the West 1/2 of vacated Jessica Avenue abutting on the East.

Parcel ID Number: 20E19S170100 0040

**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, 2012.

**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:

*Grace E. Warren, by and through her attorney in fact, Sandra K. Koutavas*

x 

Witness Printed Name ANNETTE CARR

x \_\_\_\_\_ (Seal)

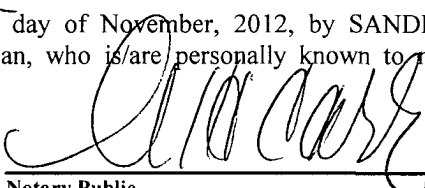
**GRACE E. WARREN, by and through her attorney in fact,**  
**Sandra K. Koutavas**

Address: 406 E. CIRCLEWOOD ST., Inverness, Florida 34452

x   
Witness Printed Name Amanda Reddham

State of FLORIDA  
County of CITRUS

The foregoing instrument was acknowledged before me this 8th day of November, 2012, by SANDRA K. KOUTAVAS, AS ATTORNEY IN FACT FOR GRACE E. WARREN, a single woman, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires \_\_\_\_\_

