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Return This Document After Recording To:

Karen O. Gaffney, Esquire
Karen O. Gaffney, P.A.
205 West Dampier Street
Inverness, Florida 34450

This Instrument Prepared By:

Karen O. Gaffney, Esquire
Karen O. Gaffney, P.A.
205 West Dampier Street
Inverness, Florida 34450

Property Appraiser's Identification Number:

Alt Key # 1179939 (Parcel ID # 17E20S080020
0010))



2012057392 2 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$1,558.90
2012057392 BK:2524 PG:1069
12/31/2012 02:12 PM 2 PGS
TSTEELFOX,DC Receipt #054392

THIS WARRANTY DEED made the 27th day of December, 2012, by **JOYCE ELLEN ROESCH, f/k/a JOYCE B. TAYLOR, an unmarried woman**, whose post office address is: **255 E. Highland Blvd., Inverness, FL 34452** hereinafter called Grantor(s), to **SUNSHINE LAND, INC., a Florida Corporation**, whose post office address is: **255 E. Highland Blvd., Inverness, FL 34452** hereinafter called the Grantee(s):

WITNESSETH: That the grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in the County of Citrus, State of Florida, to-wit:

LOT 1, of HOMOSASSA HIDEAWAY UNIT NO. 1, according to the plat thereof as recorded in Plat Book 5, Page 3, Public Records of Citrus County, Florida.

SUBJECT to lien of taxes for 2012 and subsequent.

SUBJECT to easements, restrictions, covenants, limitations and conditions of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR HEREIN STATES THAT THE ABOVE-DESCRIBED PROPERTY DOES CONSTITUTE AS HER HOMESTEAD PROPERTY.

FLOOD HAZARD WARNING

This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.

RADON GAS WARNING

“RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your County Public Health Unit.”

The Board of County Commissioners of Citrus County, Florida is not responsible for, nor is any other government agency responsible for maintenance or improvements of any drive, road, street, easement or right-of-way providing ingress and egress to the property herein conveyed.

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 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, 2011.

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:

Paula C. Manning

Witness:

Printed Name: Paula C. Manning

Joyce Ellen Roesch

JOYCE ELLEN ROESCH, f/k/a

JOYCE B. TAYLOR, Grantor

255 E. Highland Blvd.

Inverness, FL 34452

Diana P. Logue

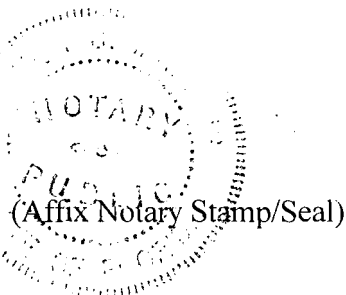
Witness:

Printed Name: Diana P. Logue

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **JOYCE ELLEN ROESCH, f/k/a JOYCE B. TAYLOR, an unmarried woman**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form of identification of the above-named person:
Id. Diver-Hi and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of December, A.D. 2012.



Paula C. Manning

Notary Signature

Printed Name

My Commission Expires

My Commission No:

