



2013014228 1 PG

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-21-0020-02140-0570

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$630.00  
# 2013014228 BK:2542 PG:83  
03/27/2013 08:59 AM 1 PG  
GTOZER, DC Receipt #013271

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 22nd day of March, 2013 by BARBARA A. GILCREST RASHLEY, a single woman, herein called the grantor, to VESTA M. COFFMAN, whose post office address is 204 WRIGHT ST., INVERNESS, FL 34452, 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 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.:

Lots 57 and 58, Block 214, of INVERNESS HIGHLANDS SOUTH, according to the plat thereof as recorded in Plat Book 3, pages 51 through 66, inclusive, public records of Citrus County, Florida.

**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, 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 the presence of:

Casey Kearse  
Witness #1 Signature  
Casey Kearse  
Witness #1 Printed Name

Lynn Czajkowski  
Witness #2 Signature  
Lynn Czajkowski  
Witness #2 Printed Name

Barbara A. Gilcrest Rashley  
BARBARA A. GILCREST RASHLEY  
719 WHISPERING PINES BLVD., INVERNESS, FL 34453

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 22nd day of March, 2013 by BARBARA A. GILCREST RASHLEY, a single woman who is personally known to me or has produced Driver's License as identification.

SEAL

[Signature]  
Notary Public

My commission expires:

Printed Notary Name

