

Rec 10.00  
SS 854.00

Return to:  
Name: Grantee  
Address:

This Instrument Prepared:  
Brenda Buta  
A-1 Title of the Nature Coast  
659 NE Highway 19  
Crystal River, Florida 34429  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
10 17S 18E 0230 17600 0030  
File No: 1210683A



2013025497 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$854.00  
# 2013025497 BK: 2556 PG: 913  
05/30/2013 04:11 PM 1 PG  
TSTEELFOX, DC Receipt #023269

### WARRANTY DEED

This Warranty Deed Made the 20 day of May, 2013, by Robert Turner and Dorothy J. Turner, husband and wife, hereinafter called the grantor, whose post office address is: PO Box 483, Little River, South Carolina 29566

to Duane Raymond Kreber and Judith Anne Kreber, husband and wife, whose post office address is: 5700 N. Matheson Dr., Citrus Springs, FL 34434, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of ~~\$122,000.00~~ <sup>122,000.00</sup> 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, Florida, to wit:

Lot 3, Block 1760, CITRUS SPRINGS UNIT 23, according to the Plat thereof, as recorded in Plat Book 7, Pages 115 through 133, inclusive, of the Public Records of Citrus County, Florida.

The property is not the homestead of the Grantor(s).

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 2013, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature:

Printed Name: James Scott Mathews Robert Turner

Witness Signature:

Printed Name: Peggy Ann Darlene Janosky Dorothy J. Turner

Peggy-Ann Darlene Janosky

STATE OF SC  
COUNTY OF Horry

The foregoing instrument was acknowledged before me this 20 day of May, 2013, by Robert Turner and Dorothy J. Turner, husband and wife, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Peggy Ann Darlene Janosky  
Printed Name:  
Notary Public  
Serial Number

Peggy-Ann Darlene Janosky  
My commission expires  
April 6th, 2022