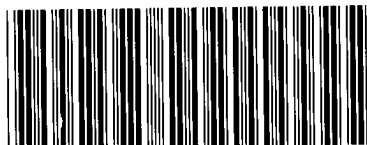


Prepared by:  
Carole Morrissey, an employee of  
Express Title Services of Citrus, Inc.,  
730 N. Suncoast Blvd., Suite B  
Crystal River, Florida 34429



2013025517 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$924.00  
# 2013025517 BK:2556 PG:972  
05/31/2013 09:21 AM 1 PG  
KHUNT,DC Receipt #023287

RECORD & RETURN TO:  
GRANTEE

R-10.00  
DS-924.00

File Number: 113-3302

### General Warranty Deed

Made this 30th day of May, 2013 A.D. By **Mary Theresa McCaslin**, an unremarried widow whose post office address is 7609 N. Lyric Drive, Citrus Springs, FL 34433 hereinafter called the grantor, to **Sharon Diaz**, whose post office address is: 7609 N. Lyric Drive Citrus Springs, FL 34433 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 6, Block 684, CITRUS SPRINGS UNIT 11, according to the map or plat thereof as recorded in Plat Book 6, Pages 80 through 86, inclusive, of the Public Records of Citrus County, Florida.

Parcel ID Number: 1369339

**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:

Witness Sign: Ali Endicott  
Witness Printed Name: ALI ENDICOTT

Mary Theresa McCaslin (Seal)  
**Mary Theresa McCaslin**  
Address: 7609 N. Lyric Drive, Citrus Springs, Florida 34433

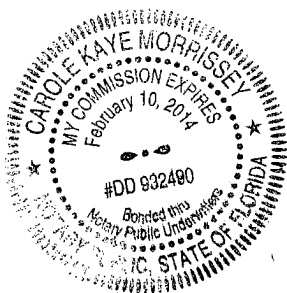
Witness Sign: Carole K. Morrissey  
Witness Printed Name: CAROLE K. MORRISSEY

\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me this 30th day of May, 2013, by Mary Theresa McCaslin, who is/are personally known to me or who has produced A Driver's License as identification.

AFFIX NOTARY SEAL:



Carole Kaye Morrissey  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_