

Recording fee \$18.50  
doc stamps \$-0-

Prepared by & Return to:  
G. Andrew Gracy, Esq.  
Peebles & Gracy, P.A.  
826 Broadway  
Dunedin, FL 34698

Tax Parcel ID # 08-19S-20E-0010-000F0-0040

property: 413 Hunting Lodge, Inverness, FL 34450

## WARRANTY DEED

(Title Not Examined)

*"Grantor" and "Grantee" are used for singular and plural, as context requires.*

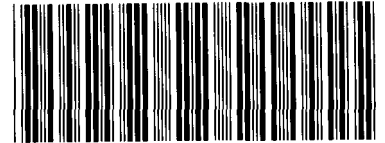
**THIS INDENTURE**, made this 24<sup>th</sup> day of June 2013

between **WESLEY M. CAMPBELL and LINDA CAMPBELL**, husband and wife, whose post office address is 1844 Barcelona Drive, Dunedin, FL 34698-2805, as Grantor

and **WESLEY M. CAMPBELL and LINDA CAMPBELL**, husband and wife, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant the remainder, if any to **TIMOTHY MURRAY and TARA TOSH** as joint tenants with rights of survivorship, whose post office address is 1844 Barcelona Drive, Dunedin, FL 34698-2805, as Grantee.

**WITNESSETH**, that said Grantor, with love and affection and for and in consideration of -0- Dollars (\$-0-) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and his heirs and assigns forever the following described land situated, lying and being in CITRUS County, Florida, to-wit:

**LOT 4, BLOCK F, HILLCREST ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 83, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA**



2013030624 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$20.50  
DOCUMENTARY TAX: \$0.70  
# 2013030624 BK:2562 PG:1845  
06/27/2013 01:57 PM 2 PGS  
LFCR,DC Receipt #027905

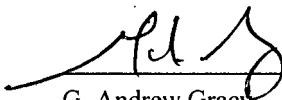
Subject to restrictions, easements and reservations of record, applicable zone ordinances, and taxes for the year 2013 and thereafter.

TOGETHER with all of the tenements, hereditaments and appurtenances belonging or in anywise appertaining. And said Grantor does hereby warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:

  
G. Andrew Gracy

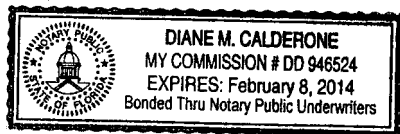
  
Diane M. Calderone

  
WESLEY M. CAMPBELL

  
LINDA CAMPBELL

STATE OF FLORIDA       }  
COUNTY OF PINELLAS   }

The foregoing instrument was sworn to and acknowledged before me this 24<sup>th</sup> day of June 2013, by WESLEY M. CAMPBELL and LINDA CAMPBELL, who( ) are personally known to me or ( ☒ ) have provided Florida drivers' licenses, or ( ) have provided \_\_\_\_\_ as identification.



  
NOTARY PUBLIC  
Commission Expires:

**NOTE:**

**NO TITLE OPINION OR SEARCH GIVEN BY OR REQUESTED OF THE PREPARER OF THIS INSTRUMENT. THE LEGAL DESCRIPTION AND OTHER INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION PROVIDED BY THE PARTIES TO THE PREPARER.**