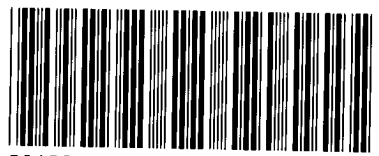


THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**Dawn Martone**  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel I.D. No: **20E-19S-07-0070-000F0-0040**



2013034544 1 PG

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
DOCUMENTARY TAX: \$640.50  
# 2013034544 BK:2567 PG:1947  
07/22/2013 02:00 PM 1 PG  
GTOZER,DC Receipt #031293

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 15<sup>th</sup> day of July, 2013 by **DEBORAH A. ROGERS**, a single woman, whose post office address is, 8458 James Town Dr., Winter Haven, FL, 33884 herein called the grantor, to **DIANNE SHARPLESS**, a single woman, whose post office address is, 712 Moray Dr., Inverness, FL 34453, 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 \$91,500.00 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.:

**LOT 4, BLOCK F, WINDERMERE PHASE ONE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 14 AT PAGES 39 THROUGH 41, 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:

J. Davis  
Witness #1 Signature  
JARQUELINE DAVIS  
Witness #1 Printed Name  
[Signature]  
Witness #2 Signature  
DAWN MARTONE  
Witness #2 Printed Name

Deborah Rogers  
DEBORAH A. ROGERS

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2013 by DEBORAH A. ROGERS, a single woman who is personally known to me or has produced Driver's License as identification.

SEAL



My commission expires:



[Signature]  
Notary Public

Printed Notary Name