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Prepared by:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429

Return to: GRANTEE

File Number: T2013610

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Warranty Deed

This Warranty Deed made this 24th day of October, 2013, between Corinne Evelyn Kohler, unmarried widow and surviving spouse of Ronald Junior Kohler, whose post office address is 400 West 2nd Street, Pevely, MO 63070, grantor, and Ronald W. Kuczen and Denise M. Kuczen, husband and wife, whose post office address is 11814 West Riverhaven Drive, Homosassa, FL 34448, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Lot 65, GREEN ACRES, ADDITION 7, according to the map or plat thereof as recorded in Plat Book 9, pages 23 through 29, inclusive, Public Records of Citrus County, Florida.

TOGETHER with a 1972 KIMB mobile home which bears the ID #3K50AM34019.

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

Grantor hereby certifies that the property described herein is not her constitutional homestead, as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.

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, 2014.

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:

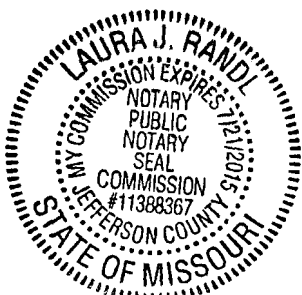
Jean Axetter
Witness Signature
Jean Axetter
Witness Printed Name

Corinne Evelyn Kohler
Corinne Evelyn Kohler

Mary Breithardt
Witness Signature
Mary Breithardt
Witness Printed Name

State of Missouri
County of Jefferson

The foregoing instrument was acknowledged before me this 24th day of October, 2013, by Corinne Evelyn Kohler, unmarried widow and surviving spouse of Ronald Junior Kohler, she () is personally known to me or () has produced Mo Driver License as identification.



Laura J. Randl
Notary Public
Laura J. Randl
Notary Printed Name

My Commission Expires: July 21, 2015