

Record Return to:

After Recording Return to:
Ranee Polis
Stewart Title Company
18501 Murdock Circle, Suite 101
Port Charlotte, FL 33948

This Instrument Prepared by:
Ranee Polis
Stewart Title Company
18501 Murdock Circle, Suite 101
Port Charlotte, FL 33948
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):
1152-23-7630
File No.: 01206-16508



2013056733 1 PG

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$10.00
DOCUMENTARY TAX: \$252.00
2013056733 BK: 2593 PG: 1955
12/04/2013 01:50 PM 1 PG
JCARROLL, DC Receipt #050387

WARRANTY DEED

This Warranty Deed, Made the 27th day of November, 2013, by Rahaf Mahsoun, whose post office address is: 8704 Lakeside Way, Forth Smith, AR 72903, hereinafter called the "Grantor", to Mary Amer M. Sehli, whose post office address is: PO Box 52903, Jeddah 21573, Saudi Arabia, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Thirty Six Thousand Dollars and No Cents (\$36,000.00) 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, to wit:

Lot 30, Block 2376, of Forty-Eighth Addition to Port Charlotte Subdivision, a subdivision according to the plat thereof, recorded in Plat Book 20, Page 5, 5A through 5R, of the Public Records of Sarasota County, Florida.

Lots 2 and 3, Block B, Oakwood Island, according to the plat thereof recorded in Plat Book 8, Page 74 of the Public Records of Citrus County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 1/1/14, 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 IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Joy Winton
Printed Name: Joy Winton

Rahaf Mahsoun
Rahaf Mahsoun

Witness Signature: Amber Arnold
Printed Name: Amber Arnold

State of Arkansas
County of Sebastian



The foregoing instrument was acknowledged before me this 25 day of November, 2013 by Rahaf Mahsoun, who is/are personally known to me or has/have produced drivers license(s) as identification.

Vicki L. Hadley
Notary Public Signature
Printed Name: Vicki L. Hadley

My Commission Expires: 11/25/2020
(SEAL)