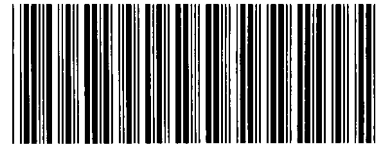


Prepared by:
Kathie Jarrett, an employee of
First International Title, Inc.
2676 West Woodview Lane
Lecanto, FL 34461
File No.: 40414-55

OFFICIAL RECORDS
CITRUS COUNTY
ANGELA VICK
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$18.50
DOCUMENTARY TAX: \$1,050.00
2014007708 BK:2606 PG:1707
02/24/2014 08:43 AM 2 PGS
SSIMMONS, DC Receipt #007011



2014007708 2 PGS

RETURN TO GRANTEE

WARRANTY DEED

This indenture made on February 7, 2014, by **Billy R. Hamon and Kathleen M. Hamon, husband and wife** whose address is: PO BOX 331, REMER MN 56672, hereinafter called the "grantor", to **James B. Guttridge and Maritza Guttridge, husband and wife** whose address is:

4525 N. Brass Island Terr. Hernando FL 34442
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 2, Block L, ARBOR LAKES - UNIT II, according to the Plat thereof, recorded in Plat Book 16, Page(s) 99 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 14 18S 19E 0150 000L0 0020

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2013.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Billy R. Hamon
Billy R. Hamon

Kathleen M. Hamon
Kathleen M. Hamon

Signed, sealed and delivered in our presence:

① Jay Pepin
Witness Signature
Print Name: Jay Pepin

Kim Olson
Witness Signature
Print Name: Kim Olson ②

State of MN
County of Cass

The Foregoing Instrument Was Acknowledged before me on the 7 day of February 2014,
by **Billy R. Hamon and Kathleen M. Hamon, husband and wife** who is/are personally known to
me or who has/have produced the following as
Identification: _____

Elizabeth Blundell
Notary Public

Elizabeth Blundell
(Printed Name)

My Commission expires: 1/31/15

