

Prepared by and Return to:
Susan Gatto, an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450

File No.: 44970-51

WARRANTY DEED

This indenture made on May 15, 2014, by **InverMed Properties LLC, a Florida limited liability company**, whose address is: 110 W. Highland Blvd., Inverness, FL 34452 hereinafter called the "grantor", to **Ronald R. Higgins and Patricia L. Higgins, husband and wife** whose address is: 5041 Rolling View Place Lecanto, FL 34461 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 1, RIDGEWOOD ACRES, according to the Plat thereof, recorded in Plat Book 19, Page(s) 51 to 53 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 3504356

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.

Ervin E. Davis

Ervin E. Davis, Managing Member

Signed, sealed and delivered in our presence:

Carole K. Morrissey

Witness Signature

Print Name: CAROLE K. MORRISSEY

Susan R. Gatto

Witness Signature

Print Name: SUSAN R. GATTO

State of FLORIDA

County of CITRUS

The Foregoing Instrument Was Acknowledged before me on the 15th day of May, 2014, by **Ervin E. Davis, Managing Member of InverMed Properties LLC, a Florida limited liability company**, who is/are personally known to me or who has/have produced the following as identification: _____

Susan R. Gatto

Notary Public

Printed Name:

My Commission expires:

