Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2015002261 BK: 2666 PG: 1359 1/20/2015 9:05 AM 1 Receipt: 2015001969
RECORDING $10.00 D DOCTAX PD $1,400.00

Prepared by and return to:
Missy Hernandez
MANATEE TITLE COMPANY, INC.
2408 North Essex Avenue
Hernando, Florida 34442

M 14-262

# General Warranty Deed

Made this **January 15, 2015** A.D. By **Michael Quinn, a single man,** whose post office address is: **2 Catamaran Court, Mount Arlington, New Jersey 07856**, hereinafter called the grantor, to **Thomas W. Wolber and Wendy Wolber, husband and wife**, whose post office address is: **204 Burtis Avenue Rockville Centre, New York 11570**, hereinafter called the grantee:

(Whenever used herein the term "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 **Two Hundred Thousand dollars & no cents, ($200,000.00)** 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, viz:

**Lot 43, Block B, WOODVIEW VILLAS III, according to the Plat thereof, as recorded in Plat Book 17, Pages 70 and 71, of the Public Records of Citrus County, Florida.**

Parcel ID Number: **18E18S250210 000B0 0430**

**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,** the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness Printed Name Milissa Hernandez

(Seal)
**Michael Quinn**
Address: 2 Catamaran Court
Mount Arlington, New Jersey 07856

Witness Printed Name Linette Snead

State of **Florida**
County of Citrus

The foregoing instrument was acknowledged before me this **January 15, 2015**, by **Michael Quinn, a single man**, who is/are personally known to me or who has produced Driver License as identification.

**(SEAL)**

**Notary Public**
Print Name: Milissa Hernandez

**My Commission Expires:** Nov. 9, 2018

MILISSA J. HERNANDEZ
MY COMMISSION # FF 186878
EXPIRES: November 9, 2018
Bonded Thru Notary Public Underwriters