

This instrument prepared by:

Name: **Bill Hudson**
Land Title of Citrus County, Inc.
Address: **3899 S. Suncoast Blvd, Ste 100**
Homosassa, Fl. 34448

Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-32238
Address: **3899 S. Suncoast Blvd, Ste 100**
Homosassa, Fl. 34448

Property Appraisers Parcel Identification Number(s):
17E18S330070 000B0 0290

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 26 day of December, 2014 by **William Anis Ladkani and Cynthia McClain Ladkani, husband and wife** whose street address is **11748 SW 57th Ter., Ocala, FL 34476**, hereinafter called the grantor, to **Doreen Lavista** whose street address is **459 N. Michaelmas Ter., Crystal River, FL 34429** hereinafter called the grantee:

(Wherever 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)

WITNESSETH, that the grantor, for and in consideration of the sum \$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, State of FL, is:

Lot 29 and S 1/2 of Lot 30, Block B of a Replat of HOURGLASS LAKE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 7, Page 114, Public Records of Citrus County, Florida.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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, 2014. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Megan M Duns

Signature
Megan M Duns

Printed Signature

Lisa Martin

Signature
Lisa Martin

Printed Signature

William Anis Ladkani
Signature
Cynthia McClain Ladkani
Signature
William Anis Ladkani
Cynthia McClain Ladkani

FLOOD HAZARD WARNING
This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 26 day of December, 2014 by **William Anis Ladkani and Cynthia McClain Ladkani, husband and wife**, who is personally known to me or who produced DL-325921412700 - William as identification and who did/did not take an oath. DL-325113479120 - Cynthia

C. McMillan
Notary Public Christina McMillan
My Commission Expires: 10/26/2018

[seal]

