

R.F. \$30.50  
D.S. 2456.00  

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\$2,480.50

Prepared by and return to:

Tina Kudlack

Closing Agent

H. Michael Evans, P.A.

20702 W. Pennsylvania Ave.

Dunnellon, FL 34431

352-489-3700

File Number: 14-365TK

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 4<sup>th</sup> day of February, 2015 between Charles R. Beyerlein, an unremarried widower, Individually and as Trustee of the Charles R. Beyerlein Revocable Trust Agreement Dated 1/22/1986 and Amended 10/7/1997 and Amended 8/5/1999 and Amended & Restated 12/15/2004 and 1st Amendment to the Restatement Dated 12/6/2008 and 2nd Amendment to the Restatement Dated 11/2/2011

AND

Charles R. Beyerlein, Individually and as Successor Trustee of the Ellen K. Beyerlein Revocable Trust Dated 12/18/1992 and 1st Amendment Dated 7/26/1996 and 2nd Amendment Dated 8/22/2001 and 3rd Amendment & Restatement Dated 4/26/2002 and 1st Amendment to the Restatement Dated 12/6/2008 whose post office address is 9007 SW 209th Circle, Dunnellon, FL 34431, grantor, and ANDREW DAVIES and CHRISTINE DAVIES, husband and wife whose post office address is 11530 W. WATERWAY DRIVE, Homosassa, FL 34448, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida to-wit:

Lots 18 and 19, Block 40, A REPLAT OF A PORTION OF RIVERHAVEN VILLAGE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 126, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 3116899

and

Lot 8, Block 42, A REPLAT OF A PORTION OF RIVERHAVEN VILLAGE, according to the Map or Plat thereof as recorded in Plat Book 11, Page 126, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1972302

**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**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: TINA KUDLACK

  
Charles R. Beyerlein, Individually and as Trustee of the Charles R. Beyerlein Revocable Trust Agreement Dated 1/22/1986 and Amended 10/7/1997 and Amended 8/5/1999 and Amended & Restated 12/15/2004 and 1st Amendment to the Restatement Dated 12/6/2008 and 2nd Amendment to the Restatement Dated 11/2/2011

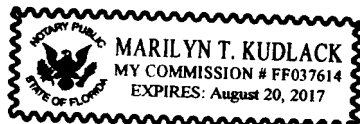
  
Witness Name: DALE RAVENS

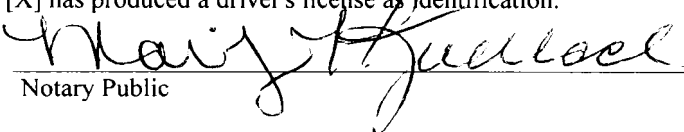
  
Charles R. Beyerlein, Individually and as Successor Trustee of the Ellen K. Beyerlein Revocable Trust Dated 12/18/1992 and 1st Amendment Dated 7/26/1996 and 2nd Amendment Dated 8/22/2001 and 3rd Amendment & Restatement Dated 4/26/2002 and 1st Amendment to the Restatement Dated 12/6/2008

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me this 4th day of February, 2015 by Charles R. Beyerlein, Individually and as Trustee of the Charles R. Beyerlein Revocable Trust Agreement Dated 1/22/1986 and Amended 10/7/1997 and Amended 8/5/1999 and Amended & Restated 12/15/2004 and 1st Amendment to the Restatement Dated 12/6/2008 and 2nd Amendment to the Restatement Dated 11/2/2011 AND Charles R. Beyerlein, Individually and as Successor Trustee of the Ellen K. Beyerlein Revocable Trust Dated 12/18/1992 and 1st Amendment Dated 7/26/1996 and 2nd Amendment Dated 8/22/2001 and 3rd Amendment & Restatement Dated 4/26/2002 and 1st Amendment to the Restatement Dated 12/6/2008, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_