

Rec 10.00
SS 668.50

Return to:
Name: Grantee
Address:

This Instrument Prepared:
Brenda Buta
A-1 Title of the Nature Coast
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, Florida 34429

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
25 18S 17E 0150 00030 0060
File No: 1511771

WARRANTY DEED

This Warranty Deed Made the 26 day of February 2015, by **Ned W. Overcasher and Katherine A. Overcasher, husband and wife**, hereinafter called the grantor, whose post office address is: **1523 N. Foxboro Loop, Crystal River, Florida 34429**

to **David L. Clark and Avis R. Clark, husband and wife**, whose post office address is: **157 Suffolk Court Meriden, CT 06450**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **\$95,500.00** Dollars 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 6, Block 3, FAIRMONT VILLAGE, 1ST ADDITION, according to the map or plat thereof as recorded in Plat Book 13, Pages 97 through 99, inclusive, of the Public Records of Citrus County, Florida.

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 **2014**, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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 Signature: Brenda Buta
Printed Name: **Brenda L. Buta**

Ned W. Overcasher
Printed Name: **Ned W. Overcasher**

Witness Signature: Valerie J. DeBay
Printed Name: **Valerie J. DeBay**

Katherine A. Overcasher
Printed Name: **Katherine A. Overcasher**

STATE OF **FLORIDA**
COUNTY OF **Citrus**

The foregoing instrument was acknowledged before me this 26 day of February, 2015, by **Ned W. Overcasher and Katherine A. Overcasher, husband and wife**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Valerie J. DeBay
Printed Name: **Valerie J. DeBay**
Notary Public
Serial Number

