

PREPARED BY AND RETURN TO:  
ROBERT D. SCHWARTZ, P.A.  
2240 Woolbright Road, Suite 411  
Boynton Beach, Florida 33426  
Telephone (561) 736-3440  
Property Identification No.  
18E17S100000 00230 0200

WARRANTY DEED

THIS WARRANTY DEED, executed this 25<sup>th</sup> day of March, 2015, by MARTHA D. KERN, a single woman, Grantor, to MARTHA D. KERN, as Trustee of the MARTHA D. KERN Revocable Trust under Agreement dated March 25, 2015 with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 561 NE 101st Street, Miami Shores, Florida 33138, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of ~~Miami Dade~~, State of Florida, to-wit: Citrus

Lot 20, Block 23, CITRUS SPRINGS UNIT ONE, according to the plat thereof as recorded in Plat Book 5, pages 89 through 106, inclusive, Public Records of Citrus County, Florida.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.  
SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.  
TOGETHER with all 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; 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 in the current year.

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:

[Signature]  
(first witness signature)

MARTHA D. KERN  
MARTHA D. KERN

Lateasha Keyliger  
(first witness print name)

[Signature]  
(second witness signature)

Samantha Reich  
(second witness print name)

State of Florida  
County of Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARTHA D. KERN, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 25<sup>th</sup> day of March, 2015.

[Signature]  
NOTARY PUBLIC

My commission expires:

