

Prepared by and Return to:
Trish Wakefield, an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450

File No.: 63548-51

Rec:18.50

Doc \$40.00

WARRANTY DEED

This indenture made on June 1, 2015, by **Charles L. Willis and Denise R. Willis, husband and wife, both Individually and as Trustees of that certain Charles L. Willis and Denise R. Willis Inter-Vivos Trust of March 22, 2010** whose address is: P.O. Box 204, Cobb, GA 31735 hereinafter called the "grantor",

to **Gregory R. Beach and Ruth E. Beach, husband and wife** whose address is: 17822 Virginia Ave, Hagerstown, MD 21740 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, Florida**, to-wit:

Lot 2, Block GG, WINDERMERE - PHASE FOUR, according to the Plat thereof, recorded in Plat Book 15, Page(s) 146 to 147 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 2796502

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


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

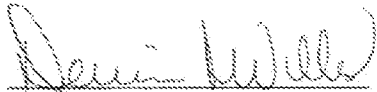
To Have and to Hold, the same in fee simple forever.

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 31st of 2014.

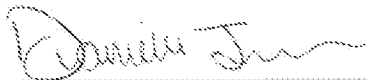
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

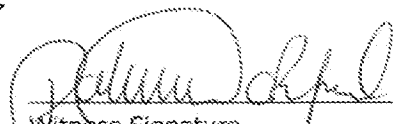
Charles L. Willis and Denise R. Willis, husband and wife, both Individually and as Trustees of that certain Charles L. Willis and Denise R. Willis Inter-Vivos Trust of March 22, 2010


Charles L. Willis, individually and as trustee


Denise R. Willis, individually and as trustee

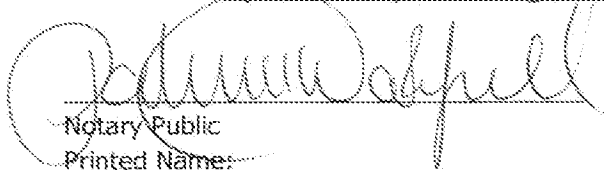
Signed, sealed and delivered in our presence:


Witness Signature
Print Name: Danielle Johnson


Witness Signature
Print Name: Patricia Wakefield

State of FLORIDA
County of Citrus

The Foregoing Instrument Was Acknowledged before me on the 1 day of June 2015, by **Charles L. Willis and Denise R. Willis, husband and wife, both Individually and as Trustees of that certain Charles L. Willis and Denise R. Willis Inter-Vivos Trust of March 22, 2010** who is/are personally known to me or who has/have produced the following as identification: Valid Drivers License.


Notary Public
Printed Name: _____
My Commission expires: _____

