

PREPARED BY

Name: Stacey Clyatt, an employee of
NORTH CENTRAL FLORIDA TITLE, LLC
Address: 3517 NORTH LECANTO HWY
BEVERLY HILLS, FL 34465
File No. 151-06017
RETURN TO GRANTEE
Parcel No.: 19E 19S020030 01000 0720

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 12th day of June, 2015, by **LADA CONSTRUCTION, INC.**, a Florida corporation, hereinafter called the Grantor, to **JOSEPH FRICANO** and **RONDA FRICANO**, husband and wife, whose post office address is 3910 E. Wilma St Inverness, FL 34453, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

Lots 72, 73 and 74, Block 100, INVERNESS HIGHLANDS UNIT NO. 3, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 103 through 108, inclusive, of the Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantees 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacey Clyatt
Witness Signature
Printed Name: Stacey Clyatt

Joyce K Penhall
Witness Signature
Printed Name: Joyce K Penhall

LADA CONSTRUCTION, INC.

By: [Signature] L.S.
Name: Steve Lada
Title: Vice president

Address (Principal Place of Business):
PO Box 641206, Beverly Hills, FL 34464

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 12th day of June, 2015, by Steve Lada (name), Vice president (title) of Lada Construction, Inc., a Florida corporation, on behalf of the corporation. He (she) is personally known to me or has produced _____ as identification.

Stacey Clyatt
Signature of Notary
Printed Name:
My commission expires:

