

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lynn Czajkowski
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: 20E 19S 21 0020 02670 0290

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 18 day of June, 2015 by NANCY J. PADILLA, an unmarried woman, herein called the grantor, to JOSEPH MARINO, whose post office address is, 3859 TIANA ST., SEAFORD, NY 11783, hereinafter called the Grantee:
(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$65,500.00 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, State of Florida, viz.:

Lots 29 and 30, Block 267, INVERNESS HIGHLANDS SOUTH, according to the plat thereof as recorded in Plat Book 3, pages 51 to 66 inclusive, public records of Citrus County, Florida.


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

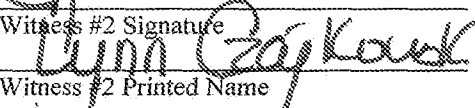
TO HAVE AND TO HOLD, the same in fee simple forever.

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, and hereby 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

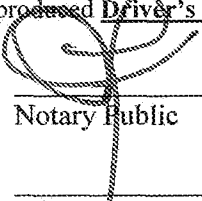

Witness #1 Signature
Charles Marino
Witness #1 Printed Name


Witness #2 Signature
Lynn Czajkowski
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 18 day of June, 2015 by NANCY J. PADILLA, an unmarried woman who is personally known to me or has produced Driver's License as identification.

SEAL


Notary Public

Printed Notary Name

My commission expires:

