

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Erica M. Henick
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **23-19S-20E-0130-0060/0070**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 6 day of July 2015 by **CHARLES M. KELLY** and **CLARE E. KELLY**, husband and wife, whose post office address is 2002 Silverwood St., Inverness, FL 34453, herein called the grantors, to **JAMES EDWARD WINTER**, whose post office address is 9634 E. Woodmere Ln., Inverness, FL 34450, 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 grantors, for and in consideration of the sum of \$150,000.00 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 6 AND 7, SEVEN LAKES, THIRD ADDITION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 51 AND 52, 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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Erica Henick
Witness #1 Printed Name

Witness #2 Signature
Dawn Martore
Witness #2 Printed Name

[Signature]
CHARLES M. KELLY
[Signature]
CLARE E. KELLY

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 6 day of July 2015 by **CHARLES M. KELLY** and **CLARE E. KELLY**, husband and wife who are personally known to me or have produced Driver's License as identification.

SEAL

My commission expires:



Notary Public
Erica Henick
Printed Notary Name