

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

File No.: 67786-51

WARRANTY DEED

This indenture made on August 31, 2015, by **Angela Sergent, an unmarried woman, as Trustee of the Angela Sergent Revocable Trust dated 4/14/15, and Individually** whose address is: P.O. Box 1392, Inverness, FL 34451 hereinafter called the "grantor",
to **Darrin E. Clark and Jodi L. Clark, husband and wife** whose address is:
305 Baylor Drive, Sherman, IL 62684 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:

The South 1/2 of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 19 South, Range 20 East, Citrus County, Florida; Less and except the West 30 feet thereof, for road right-of-way purposes.

Parcel Identification Number: 3400885

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.

Angela Sergent
Angela Sergent, an unmarried woman, individually and
as Trustee of the Angela Sergent Revocable Trust dated 4/14/15

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Print Name: Sarah Pitts

[Signature]
Witness Signature
Print Name: SUSAN R GATTO

State of FLORIDA
County of CITRUS

The Foregoing Instrument Was Acknowledged before me on the 27 day of Aug 2015,
by **Angela Sergent, an unmarried woman, as Trustee of the Angela Sergent Revocable Trust**
dated 4/14/15, and Individually who is/are personally known to me or who has/have produced the
following as identification: FL DL.

[Signature]
Notary Public
Printed Name:
My Commission expires:

