

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Martone
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **20E-19S-21-0020-02780-0120**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 11 day of September, 2015 by **DON W. SIKES** and **DEBRA SIKES**, husband and wife, herein called the grantors, to **MARK TIMMER** and **TRESSA TIMMER**, husband and wife, whose post office address is, **P.O. BOX 1703, INVERNESS, FL 34451**, hereinafter called the Grantees:

(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 \$70,000.00 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 12 & 13, BLOCK 278, INVERNESS HIGHLANDS SOUTH, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 51 THROUGH 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 grantors hereby covenant with said grantees 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:

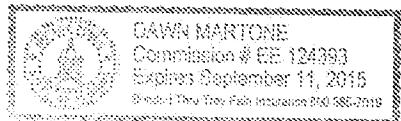
Witness #1 Signature [Signature]
Witness #1 Printed Name DAWN MARTONE
Witness #2 Signature [Signature]
Witness #2 Printed Name Lynn Czajkowski

[Signature]
DON W. SIKES
4487 E. VIEWTOP LN., INVERNESS, FL 34452
[Signature]
DEBRA SIKES
4487 E. VIEWTOP LN., INVERNESS, FL 34452

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 11 day of September, 2015 by **DON W. SIKES** and **DEBRA SIKES**, husband and wife who are personally known to me or have produced **Driver's License** as identification.

SEAL



[Signature]
Notary Public

My commission expires:

Printed Notary Name