

PREPARED BY:

Name: Cindy Curry, an employee of  
NORTH CENTRAL FLORIDA TITLE, LLC  
Address: 3517 NORTH LECANTO HWY  
BEVERLY HILLS, FL 34465  
File No. 15I-10017

Parcel No.: 1919120040000400030

\*RETURN TO: GRANTEE

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 28<sup>th</sup> day of **October, 2015**, by **JOSEPH A. JOHNSTON** and **JANET M. JOHNSTON**, husband and wife, hereinafter called the Grantors, to **KENNETH L. BERRY, JR.** and **CYNTHIA A. BERRY**, husband and wife, whose post office address is 6341 Chasewood Dr. # D Jupiter, FL 33458, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do 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:

**Lot 3, Block 4, WHISPERING PINES VILLAS PHASE ONE, according to the plat or map thereof described in Plat Book 14, at Page(s) 35-36, of the Public Records of Citrus County, Florida.**

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

SUBJECT TO TAXES FOR THE YEAR 2016 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 Grantors hereby covenant with the 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 that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2015.

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:

Jennifer L Thomas  
Witness Signature  
Printed Name: Jennifer L Thomas

Joseph A Johnston L.S.  
Name: Joseph A. Johnston  
Address: 320 Lincoln Ave. N.W., Carrollton, OH 44615

Cheryl A Benner  
Witness Signature  
Printed Name: Cheryl A Benner

Janet M Johnston L.S.  
Name: Janet M. Johnston  
Address: 320 Lincoln Ave. N.W., Carrollton, OH 44615

STATE OF OHIO  
COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 28 day of October, 2015, by Joseph A. Johnston and Janet M. Johnston, husband and wife, who are personally known to me or who have produced Ohio Driver's License as identification.

Jennifer L Thomas  
Signature of Notary  
Printed Name:  
My commission expires:

Jennifer L. Thomas, Notary Public  
State of Ohio - No Expiration Date  
Attorney At Law-Carrollton, OH

