

Prepared by: Glen C. Abbott, Esq.
109 NE 4th St., Crystal River, FL 34423
PARCEL ID NO. 17E18S250150 00030 0430
ALTERNATE KEY: 2530995

WARRANTY DEED

THIS INDENTURE made this 12th day of November, 2015, between **RONALD A. TILLER, a single man, and CAROLE D. MANNA, a single woman, Grantors**, whose mailing address is 1683 North Foxboro Loop, Crystal River, Florida 34429, to:

RONALD A. TILLER, a single man, and CAROLE D. MANNA, a single woman, Grantees/Life Tenants, a Life Estate, whose mailing address is 1683 North Foxboro Loop, Crystal River, Florida 34429, without any liability for waste, and with full power and authority in said life tenants, or the survivor of them, to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. **Upon the death of both of the life tenants**, the remainder, if any, to their children as follows:

- (A) **One-half to GEORGE TILLER, RONALD TILLER, VICKI TAPANJA, and DAVID TILLER; and**
- (B) **One-half to LESLIE MANNA and ANTHONY MANNA**, whose mailing address is 132 Ely Road, Akron, Ohio 44313, **Grantee/Remaindermen.**

WITNESSETH, that said Grantors, for and in consideration of the sum of LOVE AND AFFECTION, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, their heirs and assigns forever, the following described land, situated, lying and being in Citrus County, Florida, to wit:

LOT 43, BLOCK 3, FAIRMONT VILLAGE FIRST ADDITION, according to the plat thereof recorded in Plat Book 13, Page 97 through 99, inclusive of the public records of Citrus County, Florida.

SUBJECT TO easements, restrictions and reservations of record.

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED TO SCRIVENER BY GRANTORS. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

Said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand the day and year first above-written.

Witness
Glen C. Abbott

GLEN C. ABBOTT
(printed name of witness)

Witness
Gina M. Bass

GINA M. BASS
(printed name of witness)

STATE OF FLORIDA
COUNTY OF CITRUS

Ronald A. Tiller
RONALD A. TILLER

Carole D. Manna
CAROLE D. MANNA

The foregoing instrument was acknowledged before me this 12th day of November, 2015, by **RONALD A. TILLER, a single man, and CAROLE D. MANNA, a single woman**, who produced Florida Driver's Licenses as identification and did not take an oath.

Marsha L. Kizer
Notary Public

My Commission Expires:

