

Prepared by:
Barbie Allen
Tropic Title Services
3439 Deltona Blvd.
Spring Hill, Florida 34606

File Number: 15-0363

Sales Price: **\$135,000.**

General Warranty Deed

Made this November 30, 2015 A.D. By **James J. Dunn and Patricia A. Dunn, husband and wife, and as Trustees of the James Dunn and Patricia Dunn Revocable Trust Under Agreement Dated September 15, 2006,** whose address is: 2381 Unity Terr, The Villages, Florida 32162, hereinafter called the grantor, to **Edwards B. Woods and Patricia A. Woods, husband and wife,** whose post office address is: 9215 W Sweet Apple Court, Homosassa, Florida 34448, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot 26, Block 38, APACHE SHORES UNIT 11, A Subdivision According To The Plat Or Map Thereof Described In Plat Book 5, At Page 36, Of The Public Records Of Citrus County, Florida.

Parcel ID Number: **1601541**

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 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 31, 2014.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

#1 [Signature]
Witness Printed Name LATAHNA GREEN

#2 [Signature]
Witness Printed Name DEBBIE M. SMITH

#1 [Signature]
Witness Printed Name LATAHNA GREEN

#2 [Signature]
Witness Printed Name DEBBIE M. SMITH

[Signature] (Seal)
James J. Dunn
Address:

[Signature] (Seal)
Patricia A. Dunn
Address:

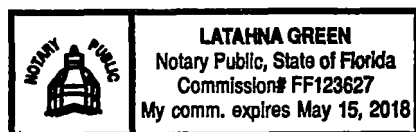
[Signature] (Seal)
James J. Dunn, as Trustee
Address:

[Signature] (Seal)
Patricia A. Dunn, as Trustee
Address:

State of Florida

County of SUNTER

The foregoing instrument was acknowledged before me this 27 day of November, 2015, by James J. Dunn and Patricia A. Dunn, who is/are personally known to me or who has produced Driver's License as identification.



Notary Public
Print Name: LATAHNA GREEN

My Commission Expires: MAY 15, 2018