

**THIS INSTRUMENT PREPARED BY/RETURN TO:**

Marybeth L. Pullum, Attorney at Law  
Pullum & Pullum, P.A.  
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Lake Mary, FL 32746  
Phone: 407-732-6510  
Property Appraiser Parcel I.D. Number(s): 2749075

Note to recorder: Documentary stamps are paid upon recording of this deed in the amount of \$,715.00, which is the tax paid on the transfer of title pursuant to sale of the subject premises at a sales price of \$45,000.00.

**WARRANTY DEED**

THIS WARRANTY DEED is made and executed to be effective as of the 13<sup>th</sup> day of January, A.D. 2016, by **Michael Chad Damron, a/k/a Michael C. Damron a/k/a Michael Damron**, whose mailing address is 3195 W. Pebble Beach Court, Lecanto, FL 34461, hereinafter called the grantor, to **Bertram V. Burke and Michaela C. Burke, husband and wife**, whose mailing address is (mail tax bill to) 3022 Dick Wilson Drive, Sarasota, FL 34240, hereinafter called the grantee:

(Whenever 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 and other legal entities.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Citrus County, Florida, viz:

Lot 2, CROOKED STICK VILLAGE, according to the map or plat thereof as recorded in Plat Book 15, Pages 85 and 86, Public Records of Citrus County, Florida

Grantor affirmatively swears the following to be true under oath with respect to the herein described property ("the Property"): (a) The Property is not the homestead of the grantor as homestead is defined by Article 10, Section 4 of the Florida Constitution; and (b) grantor does not reside on the Property; and (c) the Property is not adjacent to or contiguous with the homestead of the grantor; and, (d) no member of the grantor's family, dependent on grantor for support resides on the Property

Subject to all easements, rights of way and restrictions of record.

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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that 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 easements and restrictions of record, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Marybeth L. Pullum  
(Signature of Witness #1)

Michael Chad Damron  
Michael Chad Damron, a/k/a Michael C.  
Damron a/k/a Michael Damron

Marybeth L. Pullum  
(Print Name of Witness #1)

Renee Z. Coatian  
(Signature of Witness #2)

Renee Z. COATIAN  
(Print Name of Witness #2)

STATE OF FLORIDA  
COUNTY OF CITRUS

I HEREBY CERTIFY that on the 13<sup>th</sup> day of January, A.D. 2016, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **Michael Chad Damron, a/k/a Michael C. Damron a/k/a Michael Damron**, who acknowledged before me that he executed the foregoing instrument freely and voluntarily, and who (check one)  is personally known to me/  produced the following as proof of identity: \_\_\_\_\_.

Marybeth L. Pullum  
Notary Public State of Florida

