

SL# 160025029  
REO# 1110543

After Recording Return To:  
ServiceLink, LLC  
1400 Cherrington Parkway  
Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
18E17S100040 04200 0380**

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**SPECIAL WARRANTY DEED**

**CitiMortgage, Inc.**, whose mailing address is **1000 Technology Drive, O'Fallon, MO 63368**, hereinafter grantor, for \$65,000.00 (Sixty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants as set out below to **Dennis Fitzgerald**, hereinafter grantee, whose tax mailing address is **5695 Decker Rd., Bushkill, PA 18324**, the following real property:

**ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF CITRUS AND STATE OF FLORIDA BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 38, IN BLOCK 420, OF CITRUS SPRINGS UNIT 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 133-152, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.**

**Property Address is: 2398 W Gardenia Dr., Citrus Springs, FL 34434**

**GRANTOR WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, AND NO OTHERS.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than

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those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **2015040664, Official Records Book 2709, Page 2171**

