

Prepared by:
Amanda Rowthorn, an employee of
Wollinka-Wikle Title Insurance Agency, Inc.
7076 W. Gulf to Lake Hwy
Crystal River, Florida 34429
Consideration: \$325,000.00
File Number: CR16-262

RETURN TO: GRANTEE

R-10.00
D-2275.00

General Warranty Deed

Made this April 18, 2016 A.D. By

ROBERT D. WATERS and BETTY M. WATERS, husband and wife,
whose address is: ~~234 Beach Ln, Crystal River, Florida 34429~~, hereinafter called the grantor, to
274 NW 137 Drive, Newberry, FL 32669

FREDERICK L. SWAIN, JR and SUSAN MILLS SWAIN, husband and wife,
whose post office address is: 234 Beach Lane Unit A, Crystal River, FL 34429
, 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:

Unit A of WATERS EDGE CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 1376, page 2100, of the Public Records of Citrus County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Parcel ID Number: 17E18S21 32215 00A0

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, 2015.

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:

x [Signature]
Witness Printed Name Amanda Rowthorn

x [Signature]
Witness Printed Name Perna Guthrie

x [Signature] (Seal)
ROBERT D. WATERS
Address: 234 Beach Ln, Crystal River, Florida 34429

x [Signature] (Seal)
BETTY M. WATERS
Address: 234 Beach Lane, Crystal River FL 34429

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 18th day of April, 2016, by ROBERT D. WATERS and BETTY M. WATERS, husband and wife, who is/are personally known to me or who has produced [Signature] as identification.

(seal)

[Signature]
Notary Public
Print Name: Amanda Rowthorn
My Commission Expires: 2/2/20

