

Prepared by and return to:

Anderson & Brodersen, P.A.
Barbara J. Trawinski
350 Corey Avenue
St. Pete Beach, FL 33706
727-363-6100
File Number: 16C028
Will Call No.:
Sales Price \$262,500.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of May, 2016 between Rene A. Piche and Judith W. Piche, husband and wife whose post office address is 1375 Pasadena Ave S, So Pasadena, FL 33707, grantor, and Damon Babcock and Joann Babcock, husband and wife whose post office address is 5284 Ivandale Lane, Sumerduck, VA 22742, 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida to-wit:

Parcel No. 66, MINI FARMS, UNIT 5, LEGALLY DESCRIBED AS FOLLOWS: The S 1/2 of the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 35, Township 17 South, Range 17 East, Citrus County, Florida.

Parcel No. 67, MINI FARMS, UNIT 5, LEGALLY DESCRIBED AS FOLLOWS: The N 1/2 of the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 35, Township 17 South, Range 17 East, Citrus County, Florida.

Parcel Identification Number: 1048818

and

Parcel Identification Number: 1048826


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

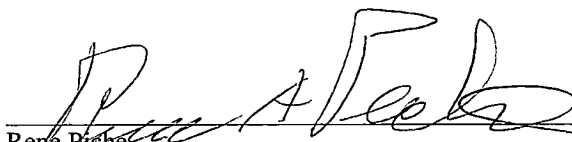
To Have and to Hold, the same in fee simple forever.

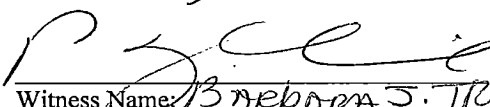
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Drew McFarlin


Rene Piche (Seal)

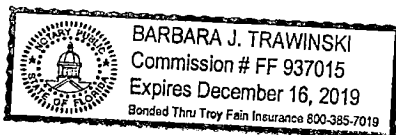

Witness Name: Barbara J. Trawinski


Judith W. Piche (Seal)

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 27th day of May, 2016 by Rene Piche and Judith W. Piche, husband and wife who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____