

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of  
North Central Florida Title, LLC  
Address: 3517 N Lecanto Hwy  
Beverly Hills, FL 34465  
File No. 16I-04059

Parcel No.: 18E17S320010 02420 0010

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **3rd** day of **June, 2016**, by **JEFF BAILEY** and **RENAE BAILEY**, husband and wife, hereinafter called the Grantors, to **ROBERT F. ZYGARLOWSKI** and **ELIZABETH A. ZYGARLOWSKI**, Husband and Wife, whose post office address is 4091 N Bridger Drive Beverly Hills, FL 34465 hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

**Lot 1, Block 242, PINE RIDGE UNIT ONE, a subdivision according to the plat thereof recorded at Plat Book 8, Pages 25 through 36, inclusive, in the Public Records of Citrus County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacey Clyatt  
Witness Signature  
Printed Name: Stacey Clyatt

Cindy Cunny  
Witness Signature  
Printed Name: Cindy Cunny

Jeff Bailey L.S.  
Name: Jeff Bailey  
Address: 4091 N Bridger Drive Beverly Hills, FL 34465

Renae Bailey L.S.  
Name: Renae Bailey  
Address: 4091 N Bridger Drive Beverly Hills, FL 34465

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 3 day of June, 2016, by Jeff Bailey and Renae Bailey husband and wife, who are personally known to me or who have produced FL D.L. as identification.

Stacey Clyatt  
Signature of Notary  
Printed Name:  
My commission expires:

