

Prepared by: Glen C. Abbott, Esq.  
109 NE 4<sup>th</sup> St., Crystal River, FL 34423  
PARCEL ID NO. 18E20S130010 000P0 0040  
ALTERNATE KEY: 1529395

**WARRANTY DEED**

THIS INDENTURE made this 25th day of July, 2016, between **ALTA GOODIN, a single woman, by DUANE GOODIN as her attorney fact, Grantor,** whose mailing address is 20 East Cypress Boulevard, Homosassa, Florida 34446, to:

**ALTA GOODIN, a single woman, Grantee\Life Tenant, a Life Estate,** whose mailing address is 20 East Cypress Boulevard, Homosassa, Florida 34446, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. **Upon the death of the life tenant,** the remainder, if any, as follows: **FIFTY PERCENT (50%) interest** to her son, **DUANE GOODIN and LINDA GOODIN, his wife; and FIFTY PERCENT (50%) interest** to her daughter, **SONDRA GAIL GOODIN,** whose mailing address is: 20 East Cypress Boulevard, Homosassa, Florida 34446, as joint tenants with rights of survivorship.

WITNESSETH, that said Grantor, for and in consideration of the sum of LOVE AND AFFECTION, 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, her heirs and assigns forever, the following described land, situated, lying and being in Citrus County, Florida, to wit:

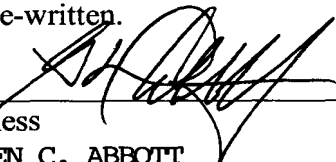
Lot 4, Block B-P, CYPRESS VILLAGE, SUGARMILL WOODS, according to the plat thereof as recorded in Plat Book 9, pages 86 through 150, Plat Book 10, pages 1 through 150 and Plat Book 11, pages 1 through 16, public records of Citrus County, Florida; as amended in Plat Book 9 page 87-A, public records of Citrus County, Florida

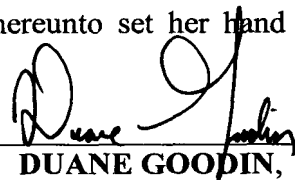
SUBJECT TO easements, restrictions and reservations of record.

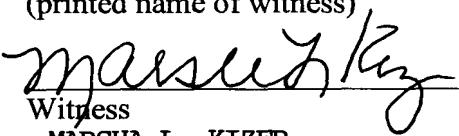
**THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.**

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand the day and year first above-written.

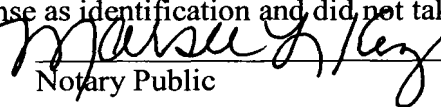
  
\_\_\_\_\_  
Witness  
GLEN C. ABBOTT  
\_\_\_\_\_  
(printed name of witness)

  
\_\_\_\_\_  
DUANE GOODIN,  
as Attorney in Fact for ALTA GOODIN

  
\_\_\_\_\_  
Witness  
MARSHA L. KIZER  
\_\_\_\_\_  
(printed name of witness)

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 25th day of July, 2016, by **DUANE GOODIN, as Attorney in Fact for ALTA GOODIN, a single woman,** who produced a Michigan Driver's License as identification and did not take an oath.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

