

REC 1000
SS 104500

After Recording Return to:
RETURN TO GRANTEE

This Instrument Prepared by:
Brenda L. Buta
A-1 Title of the Nature Coast
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
20 17S 17E 0220 00720 0040 and 20 17S 17E 0220 00720 0030
File No.: 1612722

WARRANTY DEED

This Warranty Deed, Made the 15th day of August, 2016, by **James E. Underwood and Brandie F. Underwood, a/k/a Brandie Underwood, husband and wife**, whose post office address is: **P.O. Box 493, Inglis, FL 34449**, hereinafter called the "Grantor", to **Marcia L. Watcheski, a single woman**, whose 11990 W Caladium St. Crystal River, FL 34428 post office address is: Crystal River, FL 34428, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Hundred Thirty Five Thousand Dollars and No Cents (\$235,000.00)** 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**, to wit:

Lots 3 and 4, Block 72 of Crystal Manor Unit No. 2, according to the plat thereof as recorded in Plat Book 8, Pages 112 through 134 inclusive, Public Records of Citrus County, Florida.

The property is the homestead of the Grantor(s).

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 2015, reservations, restrictions and easements of record, if any. *(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]

Printed Name: Brenda L. Buta

[Signature]
James E. Underwood

Witness Signature: [Signature]

Printed Name: Haley Jenkins

[Signature]
Brandie F. Underwood

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me this 15th day of August, 2016 by James E. Underwood and Brandie F. Underwood, a/k/a Brandie Underwood, husband and wife, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: Brenda L. Buta

My Commission Expires 5/16/19
(SEAL)

