

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No.: 16-07-8849

WARRANTY DEED

This indenture made on A.D. 8/22/2016, by

Robert W. Mitchell and Gail B. Mitchell, husband and wife

whose address is: 3670 Mapleshade Lane, Apt. 300, Plano, Texas 75075
hereinafter called the "grantor", to

Salvador Arambula and Gloria J. Arambula, husband and wife

whose address is: 5 Pagoda Ct. N., Homosassa, FL 34446
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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, FL**, to-wit:

Lots 22 and 23, in Block B-47, of SUGARMILL WOODS CYPRESS VILLAGE, according to the map or plat thereof as recorded in Plat Book 10, Pages 1 through 150, inclusive, Plat Book 9, Pages 86 through 150, inclusive, Plat Book 11, Pages 1 through 16, inclusive, Plat Book 9, Page 87-A, all being of the Public Records of Citrus County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2015.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

CHRIS TRENT
Printed Name

Ezequiel Monreal
Witness Signature

Ezequiel Monreal
Printed Name

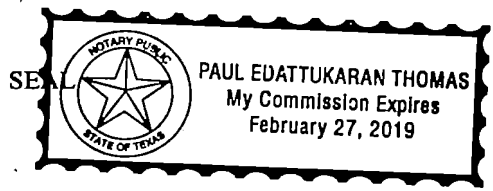
[Signature]
Robert W. Mitchell

[Signature]
Gail B. Mitchell

State of Texas

County of: Collin

Sworn To, Subscribed and Acknowledged before me on this 22 day of August, 2016,
by Robert W. Mitchell and Gail B. Mitchell, husband and wife who is/are personally known to me or who
has/have produced Texas Driver License as identification.



[Signature]
Notary Public Paul E. Thomas
Notary Print Name
My Commission Expires: 02/27/2019