

Prepared by and Return To:
Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429
Consideration \$168,125.00
Order No.: CR311609010

APN/Parcel ID(s): 18E20S130010 01030 0060

WARRANTY DEED

THIS WARRANTY DEED dated September 9, 2016 by William Obermeier, an unmarried widower and surviving spouse of Diane L. Obermeier f/k/a Diane L. Venghaus, hereinafter called the grantor, to Judy A Brown and Charles Brown, wife and husband, whose post office address is 11 Cypress Blvd. E, Homosassa Springs, FL 34446, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in City of Homosassa Springs, County of Citrus, State of Florida, to wit:

Lot 6, Block B-103, Cypress Village, Sugarmill Woods, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 86 through 150, Plat Book 10, Pages 1 through 150 and Plat Book 11, Pages 1 through 16, of the 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, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Perma Dowell

Witness Signature

William Obermeier

William Obermeier

Perma Dowell

Print Name

Address: 9805 Dunfries Matthews, NC 28105

Chad Rowthorn

Witness Signature

Amanda Rowthorn

Print Name

State of FL
County of Citrus

The foregoing instrument was acknowledged before me this 9th day of September, 2016
by William Obermeier, to me known to be the
person(s) described in or who has/have produced Drivers License as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 9th day of
September, 2016

Chad Rowthorn

NOTARY PUBLIC

My Commission Expires:

