

Prepared by and Return to:
Donna Smith , an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450

File No.: 90411-51

WARRANTY DEED

This indenture made on October 31, 2016, by **Bettye S. Self, an unremarried widow, individually and as Trustee of the Bettye S. Self Revocable Trust dated July 2, 2008** whose address is: 427 Wylou Drive NW, Charleston, TN 37310 hereinafter called the "grantor",
to **John Peter Rustek, III and Chelsea Marie Lee, husband and wife** whose address is: 11129 W Cedar Lake Crystal River, FL 34428 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, Florida**, to-wit:

Lot 26, Block B, CEDAR LAKE ESTATES, according to the Plat thereof, recorded in Plat Book 11, Page(s) 130 and 131 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1965764

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.

Bettye S. Self, as Trustee of the Bettye S. Self Revocable Trust dated July 2, 2008 and Individually

BY: Bettye S. Self
Bettye S. Self, individually and as trustee

Signed, sealed and delivered in our presence:

Kim DeVane
Witness Signature
Print Name: Kim DeVane

Donna Smith
Witness Signature
Print Name: Donna Smith

State of FLORIDA
County of Citrus

The Foregoing Instrument Was Acknowledged before me on the 31st day of October 2016, by **Bettye S. Self, as Trustee of the Bettye S. Self Revocable Trust dated July 2, 2008 and Individually** who is/are personally known to me or who has/have produced the following as identification: DS.

Donna M Smith
Notary Public
Printed Name: Donna M Smith
My Commission expires: 11/28/16

