

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

File No.: 16-12-9018

## WARRANTY DEED

This indenture made on A.D. December 9<sup>th</sup>, 2016, by

Gilbert R. Bailie and Bonnie Bailie, husband and wife

whose address is: P.O. Box 273848, Tampa, FL 33688  
hereinafter called the "grantor", to

Clayton R. Genter

whose address is: 17 Lysiloma Ct., 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:

Parcel 1:

Unit 3 of VILLAS OF ANTON, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1772, Page(s) 1323, of the Public Records of Citrus County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Parcel 2:

Unit 4 of VILLAS OF ANTON, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 1772, Page(s) 1323, of the Public Records of Citrus County, Florida, and any amendments thereto, together with its undivided share in the common elements.

**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 2016.

Grantor (s) hereby warrant and certify that the above described property is vacant land.

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:

*Tracy L. Gough*  
Witness Signature  
TRACY L. GOUGH

Printed Name

*Rebecca L. Parker*  
Witness Signature  
REBECCA L. PARKER

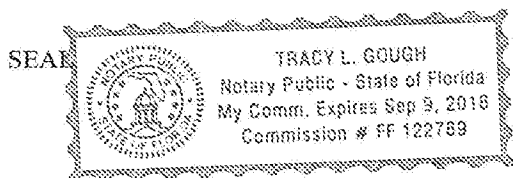
Printed Name

*Gilbert R. Bailie*  
Gilbert R. Bailie  
*Bonnie Bailie*  
Bonnie Bailie

State of FLORIDA

County of: CITRUS

Sworn To, Subscribed and Acknowledged before me on this 9<sup>th</sup> day of December, 2016,  
by Gilbert R. Bailie and Bonnie Bailie, husband and wife who is/are personally known to me or who has/have  
produced FL DRIVERS LICENSE as identification.



*Tracy L. Gough*  
Notary Public  
TRACY L. GOUGH

Notary Print Name

My Commission Expires: \_\_\_\_\_