

Prepared by and Return To:
Amanda Rowthorn
Woiilinka Wikie Title Insurance Agency, a division of
LandCastle Title, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR311811062

For Documentary Stamp Tax purposes the
consideration is \$83,500.00

APN/Parcel ID(s): 17E19S270200 000A0 0120
Tax/Map ID(s): 1138582

WARRANTY DEED

THIS WARRANTY DEED dated December 9, 2016 by Joanne Elizabeth Lynch and
Hanna Hutchinson and Ginger Hutchinson, hereinafter called the grantor, to Elaine Highton-Julius, whose
post office address is 4168 S. Centennial Ave. . Homosassa, 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, County of Citrus, State of Florida, to wit:

Lot 12, Block A, Spring Gardens Unit Number One, according to the map or plat thereof, as recorded
in Plat Book 11, Page(s) 98, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the
homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or
adjacent to such homestead. The grantor's residence is at the street or post office address designated
below.

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, 2016.

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

Signed, Sealed and Delivered in the presence of:

[Handwritten Signature]
Witness Signature

[Handwritten Signature]
Joanne Elizabeth Lynch

Amanda Rowthorn
Print Name

Address: 5838 Mason Creek Road
Homosassa, FL 34446

[Handwritten Signature]
Witness Signature

Perma Dowell
Print Name

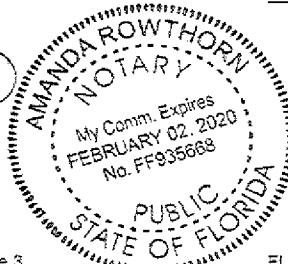
State of FL
County of CITRUS

The foregoing instrument was acknowledged before me this 14 day of December 2016
by Joanne Elizabeth Lynch, to me known to be the
person(s) described in or who has/have produced Driver's 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 14 day of
December, 2016.

[Handwritten Signature]

NOTARY PUBLIC
My Commission Expires:



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:

[Signature]
Witness Signature

Nathaniel Wadley
Print Name

[Signature]
Witness Signature

John Seibel
Print Name

[Signature]
Hanja Hutchinson

Address: 5838 Mason Creek Rd
HOMOSASSA, FL 34448

State of New York
County of Dutchess

The foregoing instrument was acknowledged before me this 09 day of December
by Hanja Hutchinson to me known to be the
person(s) described in or who has/have produced Coll. ID 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 09 day of
December, 2016

[Signature]
NOTARY PUBLIC
My Commission Expires:

KENNETH COOPER
NOTARY PUBLIC, State of New York
#4579505
Qualified in Ulster County
Commission Expires April 1, 2019

Signed, Sealed and Delivered in the presence of:

Marie Boussard
Witness Signature

MARIE BOUSSARD
Print Name

Ann M. Mitchell
Witness Signature

Ann Mitchell
Print Name

Ginger Hutchinson
Ginger Hutchinson

Address: 5838 S. Mason Creek Rd.
Homosassa, FL 34448

State of CT
County of Middlesex

The foregoing instrument was acknowledged before me this 9th day of December, 2016
by Ginger Hutchinson, to me known to be the
person(s) described in or who has/have produced West P. known 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
December, 2016.

Lorna J. Scott
NOTARY PUBLIC
My Commission Expires:

Lorna J. Scott
Notary Public-Connecticut
My Commission Expires
May 31, 2019

