

Prepared by:
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478 NE 3rd Street, Suite C
Crystal River, FL 34429

Return to: GRANTEE

File Number: T20172320

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Warranty Deed

This Warranty Deed made this 13th day of February, 2017, between Kevin Gulbrandsen, a single man, whose post office address is 958 Square Dance Lane, Fountain, CO 80817, grantor, and Rachelle Fagan, a MARRIED woman, whose post office address is 2453 N. Reynolds Ave., Crystal River, FL 34428, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Lot 13, Block D, Potterfields Mayfair Gulf Stream Acres, according to the Plat thereof, recorded in Plat Book 3, Page(s) 6, of the Public Records of Citrus County, Florida.

TOGETHER with a 1971 GENERAL mobile home which bears the ID #GA32M01250A and GA32M01250B, and Title #4602973 and 4602974.

Subject to easements, restrictions and reservations of record and to taxes for the year 2017 and thereafter.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Tamara Thompson
Witness Signature
Tamara Thompson
Witness Printed Name

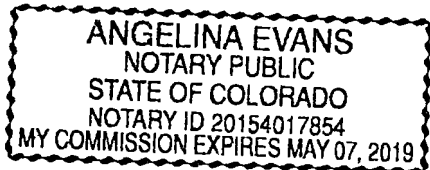
Kevin Gulbrandsen
Kevin Gulbrandsen

Kathryn R. Purlesen
Witness Signature
Kathryn R. Purlesen
Witness Printed Name

State of Colorado
County of El Paso

The foregoing instrument was acknowledged before me this 13th day of February, 2017, by Kevin Gulbrandsen, a single man, he () is personally known to me or () has produced CO DL as identification.

Angelina Evans
Notary Public
Angelina Evans
Notary Printed Name



My Commission Expires: May 07, 2019