

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

File No.: 17-02-9123

WARRANTY DEED

This indenture made on A.D. APRIL 19th, 2017, by

Thomas A. Pedicini and Lora L. Pedicini, husband and wife

whose address is: 131 HILLS & HOLLOWES RD. MURPHY, NC 28906
hereinafter called the "grantor", to

Allan L. Sutch and Marylicci L. Sutch, husband and wife

whose address is: 43 Forest Loop Box 391, Fortine, MT 59918
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:

Lot 12, Block B-78, SUGARMILL WOODS CYPRESS VILLAGE, according to the plat thereof recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus county, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

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.

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

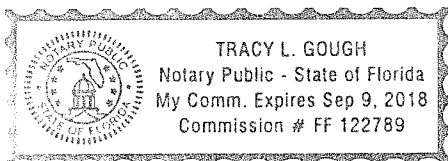
Thomas A. Pedicini
Thomas A. Pedicini
Lora L. Pedicini
Lora L. Pedicini

State of FLORIDA

County of: CITRUS

Sworn To, Subscribed and Acknowledged before me on this 19th day of APRIL, 2017,
by Thomas A. Pedicini and Lora L. Pedicini, husband and wife who is/are personally known to me or who
has/have produced FL. DRIVERS License as identification.

SEAL



Tracy L. Gough
Notary Public
TRACY L. GOUGH
Notary Print Name
My Commission Expires: _____