

Prepared by and return to:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429

File Number: T20172476

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 28th day of April, 2017, between Sweger Development Company, LLC., a Florida limited liability company whose post office address is 3179 Thoroughbred Drive, Brooksville, FL 34602, grantor, and Victor Montisano, a single man, whose post office address is 1724 E. Citation Path, Inverness FL 34453, 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 11, Shenandoah, a subdivision according to the plat thereof recorded at Plat Book 17, Pages 52 through 55, inclusive, in the Public Records of Citrus County, Florida.

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:

[Signature]
Witness Name: Jeri Lynn Diehl

Sweger Development Company, LLC., a Florida limited liability company

[Signature]
By Robert L. Sweger, Managing Member

[Signature]
Witness Name: Stella V. Eiland

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me this 28th day of April, 2017 by Robert L. Sweger, Managing Member of SWEGGER DEVELOPMENT COMPANY, LLC., A FLORIDA LIMITED LIABILITY COMPANY, he () is personally known to me or (X) has produced Driver's License as identification.



[Signature]
Notary Public
Printed Name: Jeri Lynn Diehl