

Prepared by:  
Sweger Development Company, LLC  
Robert Sweger  
3179 Thoroughbred Dr.  
Brooksville, FL 34602

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### 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 Terry A. Martin and Amelia M. Martin, husband and wife, whose post office address is 35256 Blanton Rd., Dade City, FL 33523 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 46, SHENANDOAH, according to Plat thereof as recorded in Plat Book 17, pages 52 through 55, inclusive, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2016 and thereafter.

Grantor hereby certifies that the property described herein is not his homestead as made and provided by the laws of the State of Florida and is not now and never has been contiguous to Grantors homestead.

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 Signature  
Jerry Lynn Diehl  
Witness Printed Name

Sweger Development Company, LLC, a Florida limited liability company  
[Signature]  
By: Robert L. Sweger, Managing Member

Stella V. Eiland  
Witness Signature  
Stella V. Eiland  
Witness Printed Name

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 Sweger Development Company, LLC, a Florida limited liability company who ( ) is personally known to me or (  ) have produced licenses as identification

[Signature]  
Notary Public  
Jerry Lynn Diehl  
Notary Printed Name

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

