

Prepared by and Return to Ali Endicott ,
an employee of First International Title, Inc.
12013 Mary Street
Dunnellon, FL 34432
File No.: 98889.2-55

WARRANTY DEED

This indenture made on May 17 2017, by **Andrew D. Roberts** whose address is: 2148 Cunningham Drive Clearwater FL 33763 hereinafter called the "grantor",

to **Rene Roman, Jr. and Grecia Morales Roman, husband and wife** whose address is: 2185 Marble Ave., Spring Hill, FL 34609 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, **Florida**, to-wit:

Commence at the Southwest corner of Section 31, Township 17 South, Range 20 East, Citrus County, Florida; thence North 0° 10' 00" West along the West line of said Section 31, a distance of 1822.18 feet to the Point of Beginning; thence continue North 0° 10' 00" West along said West line a distance of 660 feet; thence North 89° 50' 00" East, a distance of 660 feet; thence South 0° 10' 00" East parallel to said West line a distance of 660 feet; thence South 89° 50' 00" West, a distance of 660 feet to the Point of Beginning.

Parcel Identification Number: 1706751

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

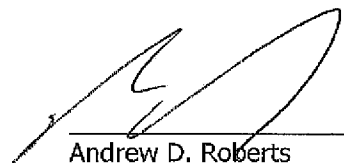
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

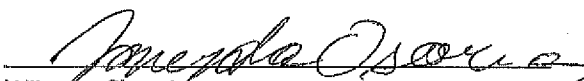
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

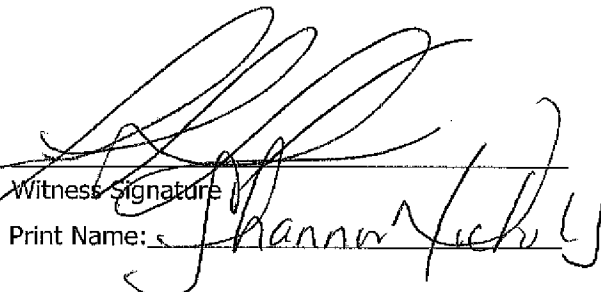


Andrew D. Roberts

Signed, sealed and delivered in our presence:



Witness Signature
Print Name: Joneida Osoria

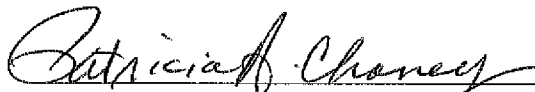


Witness Signature
Print Name: Shannon Vick

State of FLORIDA

County of HILLSBOROUGH

The Foregoing Instrument Was Acknowledged before me on MAY 17, 2017, by
Andrew D. Roberts, who is/are personally known to me or who has/have produced a valid
FL-DL-R163-004-75-108-0 as identification.
X 3/28/2018



Notary Public
Printed Name: PATRICIA A. CHANEY
My Commission expires: 6/15/2017



PATRICIA A. CHANEY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF019140
Expires 6/15/2017