Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller
#2017033204 BK: 2841 PG: 1251 7/18/2017 11:25 AM 1 Receipt: 2017029375
RECORDING $18.50 INDEX $1.00 D DOCTAX PD $56.00

Rec. 18.50
56.00

Prepared by and Return to Willie Winborne,
an employee of First International Title, Inc.
4701 SW College Road, Suite 103
Ocala, FL 34474
File No.: 106924-53

$8,000

WARRANTY DEED

This indenture made on July 13, 2017, by **John M. Geary, Sr. a/k/a John M. Geary and Patricia K. Geary, husband and wife** whose address is: 31 Lee Road, Prospect, CT 06712 hereinafter called the "grantor", to **David T. Wilson and Jeannie K. Wilson, husband and wife** whose address is: P.O. Box 691, Dunnellon, FL 34430 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:

Lot 13, Block 14, CRYSTAL MANOR UNIT NO. 1, according to the Plat thereof, recorded in Plat Book 8, Page(s) 82 to 93 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 2887664

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.

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In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

John M. Geary, Sr. a/k/a John M. Geary

Patricia K. Geary

Signed, sealed and delivered in our presence:

Witness Signature
Print Name: Heidi Veilleux

Witness Signature
Print Name: Gwenn T. Fischer

State of Connecticut
County of New Haven

The Foregoing Instrument Was Acknowledged before me on 13th **day of July 2017,** by **John M. Geary, Sr. a/k/a John M. Geary and Patricia K. Geary, husband and wife**, who is/are personally known to me or who has/have produced a valid
personally as identification.

Notary Public
Printed Name: Gwenn T. Fischer
My Commission expires: 7/31/2021