

Prepared by and Return To:
Kelley Paul
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR311707004

For Documentary Stamp Tax purposes the
consideration is \$118,000.00

APN/Parcel ID(s): 17E18S170010 00080 0020
Tax/Map ID(s): 2371986

WARRANTY DEED

THIS WARRANTY DEED dated 7/13/17, by Larry C. Kelley and Karen H. Kelley, his wife, hereinafter called the grantor, to Mary Georgina Dion, whose post office address is ~~1600 W. 20th St, Crystal River, FL 34428~~ ^{PO Box 493, Mactier, Ontario Canada} _{po 493}, hereinafter called the grantee.

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 2, Block 8, Woodland Estates Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 48, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Danielle Meier
Witness Signature

Danielle Meier
Print Name

Rerna Dowell
Witness Signature

Rerna Dowell
Print Name

Larry C. Kelley
Larry C. Kelley

Karen H. Kelley
Karen H. Kelley

Address: 3909 N Eagle Pt.
Crystal River, FL 34429

State of FL
County of Citrus

The foregoing instrument was acknowledged before me this 13 day of JULY, 2017
by Larry C. Kelley & Karen H. Kelley, to me known to be the
person(s) described in or who has/have produced FD as identification and who
executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 13 day of
JULY, 2017.

Danielle Meier
NOTARY PUBLIC
My Commission Expires:

