

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lindsay Batorski  
Southeast Title of the Suncoast, Inc.  
2190 Mariner Blvd  
Spring Hill, Florida 34609  
1703135

Property Appraisers Parcel Identification (Folio) Numbers: 17E17S25 44100

\$10.00

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 19<sup>th</sup> day of July, 2017 by Kenneth S. Phanhdone and Alim Phanhdone, husband and wife, herein called the grantors, to Noelle Jones and Jesse Winger, both single persons as joint tenants with rights of survivorship and not as tenants in common, whose post office address is 8253 N. Santos Dr, Citrus Springs, FL 34434, hereinafter called the Grantees:

*(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)*

**W I T N E S S E T H:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 the State of Florida, viz.:

**The East 1/2 of the North 1/2 of the Northwest 1/4 of Northwest 1/4 of Section 25, Township 17 South, Range 17 East, Citrus County, Florida.**

**Less and except the North 50 feet thereof deeded to Citrus County, a Political Subdivision of the State of Florida, in Official Records Book 537, Page 1338, Public Records of Citrus County, Florida. Less and except that portion of Lot 6, lying within the above described land and all of Lot 7, as described in Official Records Book 680, Page 1623, Public Records of Citrus County, Florida.**

**This is a corrective deed given to correct the legal description in that certain deed dated April 21, 2017 between these same parties recorded in OR Book 2825, Page 24, said records.**

**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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

Manu B. Reis

Witness #1 Printed Name

Victoria Pyle

Witness #2 Signature

Victoria Pyle

Witness #2 Printed Name

[Handwritten Signature]

Kennith S. Phanhdone

11005 Bud Rhoden Rd, Palmetto, FL 34221

[Handwritten Signature]

Alim Phanhdone

11005 Bud Rhoden Rd, Palmetto, FL 34221

STATE OF Florida  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July, 2017 by Kenneth S. Phanhdone and Alim Phanhdone who are personally known to me or have produced FID for both as identification.

SEAL



[Handwritten Signature]  
Notary Public  
Sagrario Weatherly  
Printed Notary Name