

Prepared by and Return to:  
Tracy Gough  
Southern Sun Title Company  
7751 South Suncoast Boulevard  
Homosassa, FL 34446  
(352) 382-3339

File No.: 17-07-9324

## WARRANTY DEED

This indenture made on A.D. AUGUST 10<sup>th</sup>, 2017, by

Equity Trust Company, f/k/a Mid-Ohio Securities Corporation, Trustee and Custodian FBO Christel Cox IRA

whose address is: 1 Equity Way, Westlake, OH 44145  
hereinafter called the "grantor", to

**Michael P. Boutin and Claire M. Boutin, husband and wife**

whose address is: 167 High Street, Sanford Maine 04073  
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, FL, to-wit:

Lot 41, Block B-236 of SUGARMILL WOODS, OAK VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 86 through 150, Plat Book 10, Page(s) 1 through 150, Plat Book 11, Page(s) 1 through 16, amended in Plat Book 9, Page(s) 87A, of the Public Records of Citrus County, Florida.

**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.

Grantor (s) hereby warrant and certify that the above described property is vacant land.

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

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

Kristi Hevener  
Printed Name

[Signature]  
Witness Signature

Jacqueline Torres  
Printed Name

Equity Trust Company, f/k/a **MATTHEW COLLIER**  
Mid-Ohio Securities Corporation Corporate Alternate Signer

[Signature]

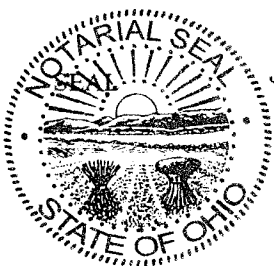
By:

Individually, Trustee and Custodian for  
Christel Cox, IRA

State of OH

County of: Cuyahoga

Sworn To, Subscribed and Acknowledged before me on this 10 day of August, 2017,  
by Matthew Collier on behalf of Equity Trust Company, f/k/a Mid-Ohio Securities Corporation,  
Trustee and Custodian for Christel Cox, IRA, who is/are personally known to me or who has/have produced  
as identification.



JENNIFER GIBBONS  
NOTARY PUBLIC  
FOR THE  
STATE OF OHIO  
My Commission Expires  
May 4, 2022

[Signature]  
Notary Public  
Jennifer Gibbons

Notary Print Name

My Commission Expires: May 4, 2022