

Prepared by:
Tracy Kjos, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461
Consideration \$160,000.00

RETURN TO: GRANTEE
File Number: 17-0348

Warranty Deed

This Indenture, made, August 30, 2017 A.D. Between

Oileus Real Estate, LLC, a Delaware Limited Liability Company whose post office address is: 9400 SW Beaverton-Hillsdale Hwy. Suite 131, Beaverton, Oregon 97005 a corporation existing under the laws of the State of Delaware, Grantor and

Matthew A. Barton and Bridget Barton, husband and wife, whose post office address is: 5424 S. Fife Pt., Lecanto FL 34461 Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Citrus, State of Florida, to wit:

Lot 2, being the North 1/2 of the West 217.48 feet of Lot 109, of LEISURE ACRES UNIT 4, as recorded in Plat Book 6, Page 24, public records of Citrus County, Florida, together with a 20 foot easement for ingress and egress described as follows: Commence at the Southeast corner of Lot 109, of LEISURE ACRES UNIT 4, as recorded in Plat Book 6, Page 24, public records of Citrus County, Florida, go thence S. 89° 28' W., along the South line of said Lot 109, a distance of 227 feet for a point of beginning, thence N. 00° 16' 03" W., 638.09 feet to the North line of said Lot 109, thence S. 89° 32' 16" W., along said North line 20 feet, thence S. 00° 16' 03" E., 638.11 feet to the South line of said Lot 109, thence N. 89° 28' E., 20 feet to the point of beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: **18E19S280040010900042**

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.

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In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Oileus Real Estate, LLC, a Delaware Limited Liability Company

Signed and Sealed in Our Presence:

Witness Sign: [Signature]

Witness Print Name: DALEANA BAPTISTA

Witness Sign: [Signature]

Witness Print Name: RANDAL E. SUTHERLIN

By: [Signature]
Irving Potter
Its: Secretary

(Corporate Seal)

State of OR
County of Washington

The foregoing instrument was acknowledged before me this 30 day of August, 2017, by Irving Potter, the Secretary of Oileus Real Estate, LLC, a Delaware Limited Liability Company A corporation existing under the laws of the State of Delaware, on behalf of the corporation.

He/She is personally known to me or has produced _____ as identification.

AFFIX NOTARY SEAL:



[Signature] (Seal)
Notary Public
Notary Printed Name: Terri Lynn Searing
My Commission Expires:: 3-10-18