

Prepared By and Return To:  
JENNIFER C. DUCA of  
FIDELITY TITLE SERVICES, LLC  
217 N. Apopka Ave.  
Inverness, Florida 34450

File No. 17-092645  
Consideration : \$16,000.00  
Parcel ID No. 1334187

### Warranty Deed

Made this 4 day of OCTOBER, 2017 A.D. by RONALD R. LANCHSWEERDT, whose post office address is: 25183 Layton Rd. North Liberty, IA 46558 hereinafter called the grantor, to JUSTIN BRASHEAR AND GLENDA F. BRASHEAR, HUSBAND AND WIFE whose post office address is: 2509 W Riley Dr. Citrus Springs, FL 34434 hereinafter called the grantee:

**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, viz:

Parcel 1: Lot 13, Block 697 of CITRUS SPRINGS UNIT 8, a Subdivision according to the Plat thereof, recorded in Plat Book 6, Page 43 - 49, of the Public Records of Citrus County, Florida.

Parcel 2: Lot 12, Block 697 of CITRUS SPRINGS UNIT 8, a Subdivision according to the Plat thereof, recorded in Plat Book 6, Page 43 - 49, of the Public Records of Citrus County, Florida.

Parcel 3: Lot 11, Block 697 of CITRUS SPRINGS UNIT 8, a Subdivision according to the Plat thereof, recorded in Plat Book 6, Page 43 - 49, of the Public Records of Citrus County, Florida.

Parcel 4: Lot 10, Block 697 of CITRUS SPRINGS UNIT 8, a Subdivision according to the Plat thereof, recorded in Plat Book 6, Page 43 - 49, of the Public Records of Citrus County, Florida.  
SUBJECT TO covenants, restrictions and easements of record.

**GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA. THIS IS VACANT LAND AND ALWAYS HAS BEEN.**

**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 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.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

George Cole  
Witness Printed Name

Nicole Cronk  
Witness Printed Name

State of Indiana  
County of St. Joseph

Ronald R. LanchsweerdT  
RONALD R. LANCHSWEERDT

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of OCTOBER, 2017, by RONALD R. LANCHSWEERDT, who is personally known to me or who has produced Driver's License as identification.

{SEAL} William R Hoover  
Notary Public Seal State of Indiana  
St Joseph County  
My Commission Expires 02/06/2021  
02/06/2021

William R. Hoover  
NOTARY PUBLIC  
William R. Hoover  
Print Notary Public Name: