

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Lynn Czajkowski
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **19E18S010020 000A0 0100**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 30 day of October, 2017 by
EDWARD TOLAND, herein called the grantor, to **MELODY A. McLAIN**, whose post office address is,
6171 N. MALLARD DR., HERNANDO, FL 34442, 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 \$38,000.00 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 CITRUS County, State of Florida, viz.:

Lot 11 and the East 55 feet of Lot 10, Block A, Tsala Apopka Retreats, according to the map or plat thereof, recorded in Plat Book 4, Page 145, of the Public Records of Citrus County, Florida.

Together with that certain 1984 Sunw Mobile Home. ID No. 31620218AT/Title No. 20764221 and ID No. 31620218BT/Title No. 20760218

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.


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, and hereby 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:

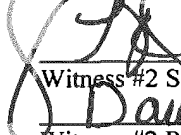


Witness #1 Signature
Lynn Czajkowski

Witness #1 Printed Name



EDWARD TOLAND
8605 E. DEVONSHIRE RD., INVERNESS, FL 34450



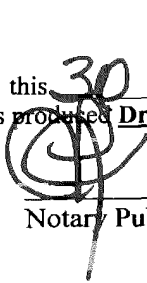
Witness #2 Signature
Dawn Martone

Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 30 day of October, 2017 by **EDWARD TOLAND** who is personally known to me or has produced **Driver's License** as identification.

SEAL



Notary Public

My commission expires:

Printed Notary Name

