

REC 10.10
SS 878.50

After Recording Return to:
RETURN TO GRANTEE

This Instrument Prepared by:
Yaisa Myers
A-1 Title of the Nature Coast
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
21 19S 20E 0020 02020 0230
File No.: 1713489

WARRANTY DEED

This Warranty Deed, Made the 21th day of October, 2017, by **Janice Kay Wolff**, whose post office address is **2359 Sandalwood Pl, Gautier, MS 39553**, hereinafter called the "Grantor", to **Doran H. Doss, as Successor Trustee of the Clifford D. Holland Living Trust dated May 7, 2001,** as amended, whose post office address is: 503 Emery St., Inverness, FL 34450, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Twenty Five Thousand Five Hundred Dollars and No Cents (\$125,500.00)** 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, to wit:

Lots 23 and 24, Block 202, INVERNESS HIGHLANDS SOUTH, according to the Plat thereof, as recorded in Plat Book 3, pages 51 through 66, inclusive, of the Public Records of Citrus County, Florida.

The property not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

Either trustee without joinder of the other shall have the full power to buy or sell real or personal property at public or private sale; to exchange, lease, pledge, mortgage or expand real or personal property; to assign, release, partially release, discharge, satisfy or foreclose mortgage, release, discharge, satisfy or foreclose mortgages, contracts for deed or other liens and instruments of like import; to convey and transfer real and personal property, including but not limited to leases assignments of interest deeds, contracts for deed and mortgages, all of which may at anytime constitute a portion of the trust estate, upon such terms and conditions as the Trustees shall deem wise; and all institutions, including real estate title companies, relying on such signatures authorized are exonerated from any loss, claim or liability.

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 2018, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES-
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]
Printed Name: Landon Adams

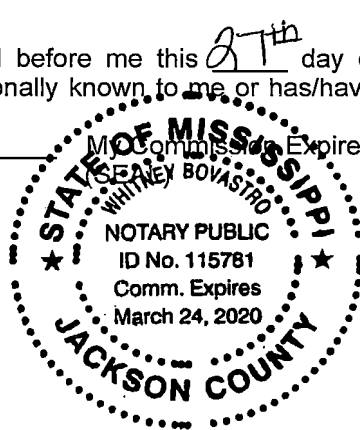
[Signature: Janice Kay Wolff]
Janice Kay Wolff

Witness Signature: [Signature]
Printed Name: Eric Previto

State of MS
County of Jackson

The foregoing instrument was acknowledged before me this 21th day of October, 2017, by Janice Kay Wolff, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature]
Notary Public Signature
Printed Name: Whitney Bovastro



Expires: March 24, 2020