

Prepared by and return to:

Gary Sausen
Sapphire Title & Escrow Company
2313 W Violet Street
Tampa, FL 33603

File Number: 172255

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 31st day of October, 2017, between Nancy Karen Jones, a single woman, Dona Marie Bronson, a married woman as individuals and personal representatives of the Estate of Dona Acree, Carolyn Reilly, a married woman, Sherolyn Paquin, a single woman, Jerri Acree as Personal Representative for the Estate of Paul D, Acree, Judith Dunivan, a married woman, Danielle Nicole Acree, a single woman, Andrew Lawrence Acree, a single man signed by his guardian Jerri Acree whose post office address is 46 Chinkapin Circle, Homosassa, FL 34446, grantor, and Michael Defelice whose post office address is 26348 Crooked Tree Lane, Brookessville, FL 34602, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Citrus County, Florida**, to-wit:

Lot 22, Block B-U, Sugarmill Woods Cypress Village, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 86 through 150, inclusive, Plat Book 10, Page(s) 1 through 150, inclusive, and Plat Book 11, Page(s) 1 through 16, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1530555
This is non homestead property.


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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

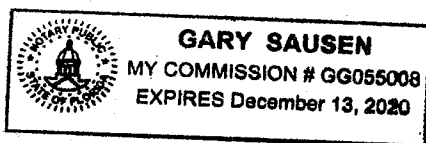

Witness Name: MOLLY E. FONSECA

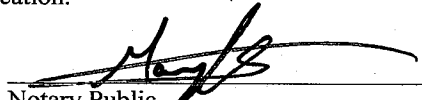

By Nancy Karen Jones, Individually and as Personal
Representative of the Estate of Dona Acree
46 Chinkapin Circle,
Homosassa, FL 34446


Witness Name: GARY SAUSEN

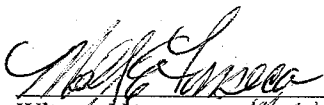
State of FLORIDA
County of HILLSBOROUGH

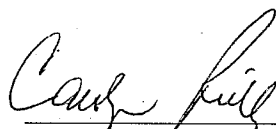
The foregoing instrument was acknowledged before me this 1ST day of NOVEMBER, 2017, by
Nancy Karen Jones, Individually and as Personal Representative of the Estate of Dona Acree, she (☒) is personally
known to me or () has produced _____ as identification.




Notary Public
Printed Name: GARY SAUSEN
My Commission Expires: 12-13-20

Signed, sealed and delivered in our presence:

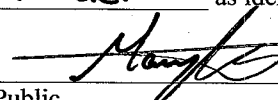

Witness Name: MOLLY E. FONSECA


By Carolyn Reilly
46 Chinkapin Circle,
Homosassa, FL 34446


Witness Name: GARY SAUSEN

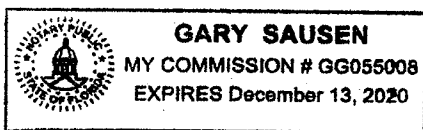
State of FLORIDA
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me this 1ST day of NOVEMBER, 2017, by
Carolyn Reilly, she () is personally known to me or () has produced DR. LIC. as identification.



Notary Public

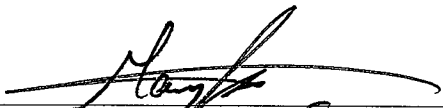
Printed Name: GARY SAUSEN


My Commission Expires: 12-13-20



Signed, sealed and delivered in our presence:

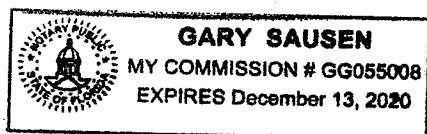

Witness Name: MOLLY E. FONSECA


Witness Name: GARY SAUSEN


By Dona Marie Bronson, Individually and as Personal
Representative of the Estate of Dona Acree
46 Chinkapin Circle,
Homosassa, FL 34446

State of FLORIDA
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me this 1ST day of NOVEMBER, 2017, by
Dona Marie Bronson, Individually and as Personal Representative of the Estate of Dona Acree, she () is personally
known to me or (X) has produced DR. LIC as identification.




Notary Public

Printed Name: GARY SAUSEN

My Commission Expires: 12-13-20

Signed, sealed and delivered in our presence:

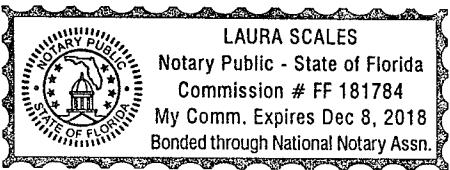
Laura Scales
Witness Name: Laura Scales

Jerri Acree
Jerri Acree as the Guardian
for Andrew Lawrence Acree
46 Chinkapin Circle,
Homosassa, FL 34446

Walter St. Clair
Witness Name: Walter St. Clair

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 31 day of October, 2017 by
Jerri Acree as the Guardian for Andrew Lawrence Acree, he (☐) is personally known to me or (☒) has produced
FDI as identification.



Laura Scales
Notary Public
Printed Name: Laura Scales
My Commission Expires: Dec 8, 2018

Signed, sealed and delivered in our presence:

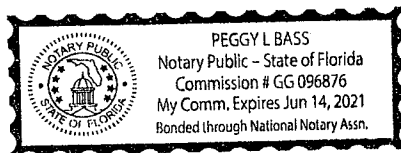
Peggy L Bass
Witness Name: Peggy L Bass

Danielle Nicole Acree
By Danielle Nicole Acree
46 Chinkapin Circle,
Homosassa, FL 34446

Laura Scaler
Witness Name: Laura Scaler

State of FL
County of Citrus

The foregoing instrument was acknowledged before me this 1 day of Nov, 2017, by
Danielle Nicole Acree, she () is personally known to me or (☒) has produced FLDL as identification.



Peggy L Bass
Notary Public
Printed Name: Peggy L Bass
My Commission Expires: 6-14-21

Signed, sealed and delivered in our presence:

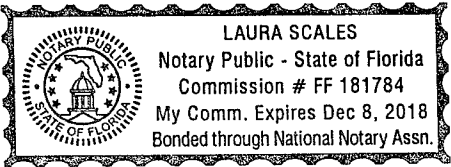
Laura Scales
Witness Name: Laura Scales

Jerri Acree PR
By Jerri Acree as Personal Representative for the
Estate of Paul D. Acree
46 Chinkapin Circle,
Homosassa, FL 34446

William St. Clair
Witness Name: William St. Clair


State of Florida
County of Citrus


The foregoing instrument was acknowledged before me this 31 day of October, 2017, by
By Jerri Acree as Personal Representative for the Estate of Paul D. Acree, she ☐ is personally known to me or ☒
has produced FLDL as identification.

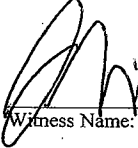


Laura Scales
Notary Public
Printed Name: Laura Scales
My Commission Expires: Dec. 8, 2018

Signed, sealed and delivered in our presence:

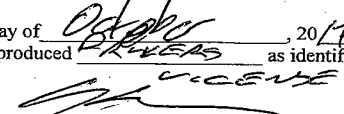

Chris Nelson
Witness Name: _____


By Sherolyn Paquin
46 Chinkapin Circle,
Homosassa, FL 34446


Witness Name: Jerry C. Gibson

State of VIRGINIA
County of ALBEMARLE

The foregoing instrument was acknowledged before me this 28 day of October, 2017 by
Estate of Dona Acree, she () is personally known to me or () has produced DRIVERS LICENSE as identification.


Notary Public

Printed Name: CHRISTOPHER A. NELSON
My Commission Expires: 03/31/2018

Christopher A. Nelson
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7587797
My Commission Expires March 31, 2018

Signed, sealed and delivered in our presence:

Witness Name: CHAD A. NELSON

By Judith Dunivan
46 Chinkapin Circle,
Homosassa, FL 34446

Witness Name: SPENCER L. GIBSON

State of VIRGINIA

County of FAUQUE

The foregoing instrument was acknowledged before me this 28 day of October, 2017 by
Judith Dunivan, she () is personally known to me or () has produced proper identification.

Notary Public

Printed Name: CHRISTOPHER A. NELSON

My Commission Expires: 03/31/2018

Christopher A. Nelson
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7587797
My Commission Expires March 31, 2018