

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: **20E19S300010 04380 0220**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 3rd day of November, 2017 by
HEDGES ENTERPRISES LLC, a Florida Limited Liability Company, herein called the grantor, to **VALERIE L. ROE**, a single woman whose post office address is 5671 S. ASHLEY TERRACE, INVERNESS, FL 34452, 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 \$144,890.00 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 22 and the West 1/2 of Lot 21, Block 438, Inverness Highlands West First Addition, according to the Plat thereof, recorded in Plat Book 5, Page(s) 44 through 58, inclusive, of the Public Records of Citrus County, Florida.


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:

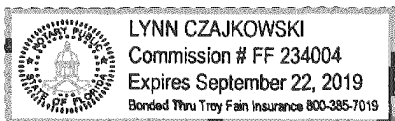
HEDGES ENTERPRISES LLC, a
Florida Limited Liability Company

CHRISTOPHER D. HEDGES, MANAGER
1119 WATERVIEW PT., LAKELAND, FL 33801



Witness #1 Signature
Bruce R. Brunk
Witness #1 Printed Name

Witness #2 Signature
Lynn Czajkowski
Witness #2 Printed Name

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 3rd day of November, 2017 by **CHRISTOPHER D. HEDGES, MANAGER** of **HEDGES ENTERPRISES LLC**, a Florida Limited Liability Company on behalf of the company. He/She is personally known to me or has produced _____ as identification.

SEAL




Notary Signature

Printed Notary Signature

My Commission Expires: