

Prepared by:  
Annette Carr, an employee of  
Express Title Services of Citrus, Inc.,  
2704 W. Woodview Lane  
Lecanto, Florida 34461

RECORD & RETURN TO:  
GRANTEE

Consideration: \$195,000.00  
File Number: 17-0543

## General Warranty Deed

Made this December 29, 2017 A.D. By

**Steven C. Griffin, II and Wendi Griffin**, 2821 Hollins St., Bakersfield, California 93305 and 5101 Coronado Street West, Bakersfield, California 93314, hereinafter called the grantor, to

**William John Dumelle and Stephanie Anne Teger Dumelle, husband and wife**, whose post office address is: 3450 N Stirrup Drive, Beverly Hills, Florida 34465, hereinafter called the grantee:

(Whenever used herein the term "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 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:

Lot 2, Block 170, PINE RIDGE UNIT TWO, according to the plat thereof as recorded in Plat Book 8, Pages 37 to 50, inclusive, of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) nor contiguous to the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon or adjacent to said land.

Parcel ID Number: **18E17S320020 01700 0020**

**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.

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NOTARY AS TO WENDI GRIFFIN

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: [Signature]  
Witness Printed Name: JAMES JONES

Wendi Griffin (Seal)  
Wendi Griffin  
Address: 5101 Coronado Street West, Bakersfield, California  
93314

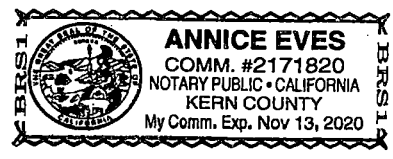
Witness #2 Sign: [Signature]  
Witness Printed Name: Ashley Sierra

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of KERN

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by Wendi Griffin, who is personally known to me or who has produced CA DRIVERS LICENSE as identification.

AFFIX NOTARY SEAL: IDENTIFICATION CARD



Annice Eves  
Notary Public  
Print Name: Annice Eves  
My Commission Expires: NOVEMBER 13, 2020

Prepared by:  
Annette Carr, an employee of  
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NOTARY AS TO STEVEN C. GRIFFIN, II

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: [Signature]  
Witness Printed Name: JAMERS JONES

[Signature] (Seal)  
Steven C. Griffin, II  
Address: 2821 Hollins St., Bakersfield, California 93305

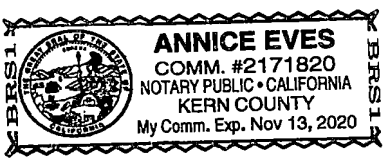
Witness #2 Sign: [Signature]  
Witness Printed Name: Ashley Sierra

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA  
County of KERN

The foregoing instrument was acknowledged before me this 27 day of December, 2017, by Steven C. Griffin, II, who is/are personally known to me or who has produced CA DRIVERS LICENSE as identification.

AFFIX NOTARY SEAL:



[Signature]  
Notary Public  
Print Name: Annice Eves  
My Commission Expires: NOVEMBER 13, 2020

**CALIFORNIA COPY CERTIFICATION BY DOCUMENT CUSTODIAN**

I, ANNICE EVES, hereby swear (or affirm) that the attached reproduction of CALIFORNIA IDENTIFICATION CARD is a true, correct and complete  
Description of Original Document

photocopy of a document in my possession.

Wendi Griffin  
Signature of Custodian of Original Document  
5101 Colorado St W Bakersfield CA  
93314  
Address

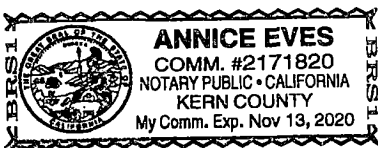
State of California

County of KERN

Subscribed and sworn to (or affirmed) before me on this 27 day of DECEMBER, 2017, by  
Date Month Year

WENDI DAWN GRIFFIN  
Name of Custodian of Original Document

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal Above

Signature Annice Eves  
Signature of Notary Public

**OPTIONAL**

*Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document Copy**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Identifying No.: \_\_\_\_\_ No. of Pages: \_\_\_\_\_

Signer(s) or Issuing Agency: \_\_\_\_\_

**Capacity Claimed by Custodian**

Individual     Attorney     Trustee     Business Proprietor or Manager

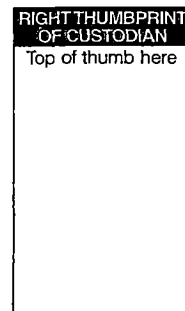
Corporate Officer — Title: \_\_\_\_\_

University or School Officer — Title: \_\_\_\_\_

Governmental Officer or Agent — Title: \_\_\_\_\_

Other: \_\_\_\_\_

Custodian Is Representing: \_\_\_\_\_



**CALIFORNIA COPY CERTIFICATION BY DOCUMENT CUSTODIAN**

I, Annice Eves, hereby swear (or affirm) that the attached reproduction of California Drivers License is a true, correct and complete

Description of Original Document

photocopy of a document in my possession.

[Signature]  
Signature of Custodian of Original Document

2821 Hollins St Bakersfield CA 93305  
Address

State of California

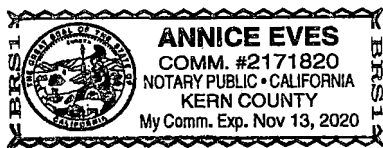
County of Kern

Subscribed and sworn to (or affirmed) before me on this 27 day of DECEMBER, 2017, by

Date Month Year

STEVEN CRAIG GRIFFIN II  
Name of Custodian of Original Document

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal Above

Signature [Signature]  
Signature of Notary Public

**OPTIONAL**

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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**Capacity Claimed by Custodian**

Individual  Attorney  Trustee  Business Proprietor or Manager

Corporate Officer — Title: \_\_\_\_\_

University or School Officer — Title: \_\_\_\_\_

Governmental Officer or Agent — Title: \_\_\_\_\_

Other: \_\_\_\_\_

Custodian Is Representing: \_\_\_\_\_

