

Prepared by & Return to:
Michelle Roman
Omega Title Naples, LLC dba Dunn Title
3411 Tamiami Trail North, Suite 100
Naples, Florida 34103
Consideration: \$84,800.00
File Number: 17-13438MR
Parcel ID Number: **17E19S251D0B00170**

WARRANTY DEED

This Warranty Deed made this February 2, 2018 By **Carolyn R. Tardiff**, a single person whose address is: 7655 Troubador Ct, Homosassa, Florida 34448, hereinafter called the grantor,

to **Kathleen A. Holbrook**, a single person, whose post office address is: 4244 S. Winding Oaks Drive, Homosassa, Florida 34446, 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 17, Block B, KENWOOD NORTH:

Commence at the Southeast corner of the NE 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 17 East, said corner also being the Southeast corner of Lot 257, Green Acres Addition 6, Unit 2, as recorded in Plat Book 7, Page 71, Public Records of Citrus County, Florida; thence N.0°25'47"W. along the East line of said NE 1/4 of the NW 1/4, a distance of 392.90 feet; thence S.89°53'42"E. a distance of 136.07 feet; thence S.26°25'51"E. a distance of 56.83 feet; thence S.89°53'42"E. a distance of 80.00 feet to the point of beginning; thence continue S.89°53'42"E. a distance of 80.00 feet; thence S.0°25'47"E. a distance of 157.05 feet; thence N.89°53'42"W. a distance of 80.0 feet, thence N.0°25'47"W. a distance of 157.05 feet to the point of beginning. Subject to a drainage and utility easement across the West 7.5 feet thereof.

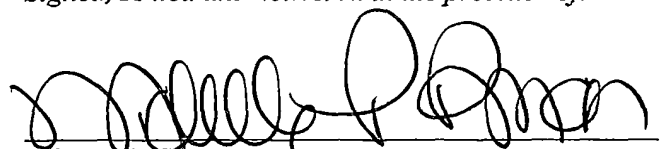
This Conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and **Together** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

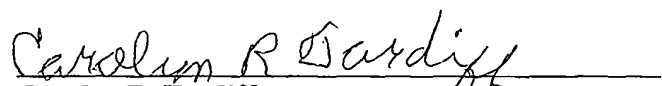
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

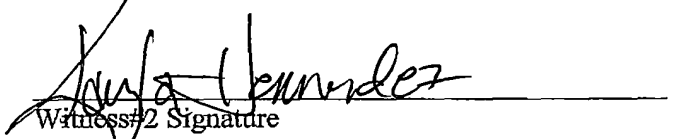
Warranty Deed
Page 2 of 2

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:

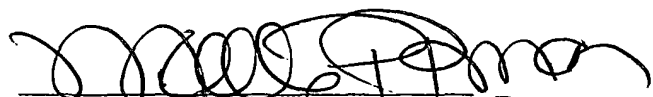

Witness#1 Signature
Printed Name Witness #1 Michelle P Roman

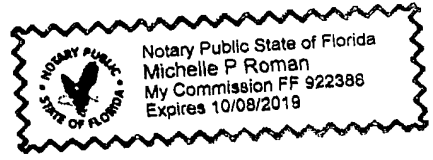

Carolyn R. Tardiff
Carolyn R. Tardiff


Witness#2 Signature
Printed Name Witness #2 Kayla Hernandez

STATE OF: Florida
COUNTY OF: Collier

The foregoing instrument was acknowledged before me, a Notary Public, this 2 day of Feb, 2018, by Carolyn R. Tardiff, who () was/were personally known to me, or () presented the following identification: Drivers license.


Notary Public) Michelle P Roman
Print Name: _____



My Commission Expires: _____