

Prepared by: Glen C. Abbott, Esq.  
109 NE 4<sup>th</sup> St., Crystal River, FL 34429  
PARCEL ID NO. 18E20S130010 01050 0150  
ALTERNATE KEY: 1557496

**WARRANTY DEED**

THIS INDENTURE made this 19<sup>th</sup> day of March, 2018, between **JOHN TALIERCIO, JR. a/k/a JOHN J. TALIERCIO and MICHELLE TALIERCIO, husband and wife**, whose mailing address is 17 Shumard Court E, Homosassa, Florida 34446, **GRANTORS**, to:

**JOHN TALIERCIO, JR. and MICHELLE TALIERCIO, husband and wife**, whose mailing address is 17 Shumard Court E, Homosassa, Florida 34446, **GRANTEES\**~~LIFE TENANTS~~, **A LIFE ESTATE**, without any liability for waste, and with full power and authority in said life tenants, or the survivor of them, to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remainderman, and with full power and authority to retain absolutely any and all proceeds derived therefrom. **Upon the death of both of the life tenants**, the remainder, if any, to their son, **JONATHAN TALIERCIO**, and daughter, **DAWN PROSS**, whose mailing address is: 5021 Gevalia Drive, Brooksville, Florida 34604, **GRANTEES\REMAINDERMEN**.

WITNESSETH, that said Grantors, for and in consideration of the sum of LOVE AND AFFECTION, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, their heirs and assigns forever, the following described land, situated, lying and being in Citrus County, Florida, to wit:

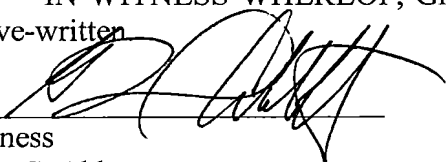
Lot 15, Block B-105, SUGARMILL WOODS CYPRESS VILLAGE, According To The Plat Thereof, As Recorded In Plat Book 9, Pages 86 Through 150; Plat Book 10, Pages 1 Through 150 And Plat Book 11, Pages 1 Through 16, Of The Public Records Of Citrus County, Florida; As Amended In Plat Book 9, Page 87-A, Of The Public Records Of Citrus County, Florida.

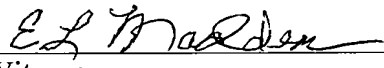
SUBJECT TO easements, restrictions and reservations of record.

**THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED TO SCRIVENER BY GRANTORS. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.**


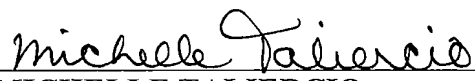
Said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand the day and year first above-written

  
\_\_\_\_\_  
Witness  
Glen C. Abbott  
(printed name of witness)

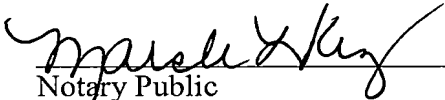
  
\_\_\_\_\_  
Witness  
Elizabeth L. Madden  
(printed name of witness)

STATE OF FLORIDA  
COUNTY OF CITRUS

  
\_\_\_\_\_  
JOHN TALIERCIO, JR.  
a/k/a JOHN J. TALIERCIO  
  
\_\_\_\_\_  
MICHELLE TALIERCIO

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of March, 2018, by **JOHN TALIERCIO, JR. a/k/a JOHN J. TALIERCIO and MICHELLE TALIERCIO, husband and wife**, who produced Florida Driver's Licenses as identification and did not take an oath.

My Commission Expires:

  
\_\_\_\_\_  
Notary Public

