

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Erica Henick  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel I.D. No: 27-20S-20E-0030-00020-0180

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 5 day of April, 2018 by JASON ANAHORY and MICHELLE ANAHORY f/k/a MICHELLE BOTELHO, husband and wife, herein called the grantors, to CHARLES K. YOUNG and YOLANDA DAVILA, whose post office address is 8801 Hunters Lake Dr. Apt 137 Tampa, FL 33647, hereinafter called the Grantees:  
(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 grantors, for and in consideration of the sum of \$18,000.00 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 18, Block 2, Derby Oaks Unit No. Three, according to the map or plat thereof recorded in Plat Book 12, Page 39, 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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Heidie Budny  
Witness #1 Signature  
Heidie Budny  
Witness #1 Printed Name

Jason Anahory  
JASON ANAHORY  
17918 SPENCER RD., ODESSA, FL 33556

[Signature]  
Witness #2 Signature  
[Signature]  
Witness #2 Printed Name

Michelle Anahory / Michelle Botelho  
MICHELLE ANAHORY f/k/a MICHELLE BOTELHO  
17918 SPENCER RD., ODESSA, FL 33556

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 5 day of April, 2018 by JASON ANAHORY and MICHELLE ANAHORY f/k/a MICHELLE BOTELHO, husband and wife who are personally known to me or have produced Driver's License as identification.

SEAL



My commission expires: 09/01/2018

Kathleen L. McClafferty  
Notary Public

Kathleen L. McClafferty  
Printed Notary Name