

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Dawn Martone
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **20E-19S-17-0100-0040**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 24 day of MAY, 2018 by **KIMBERLY SUE CRAWFORD and MELANIE MARIE VERARDI**, whose post office address is, 7435 E. APPLEWOOD DR., INVERNESS, FL 34450, herein called the grantors, to **PATRICK RYAN and RONALD SOBOL**, whose post office address is, 1827 W. Tacoma St., Hernando, Florida 34442 hereinafter called the Grantees: ***joint tenants with full rights of survivorship** (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 \$80,000.00 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 4, Highland Woods, according to the Plat thereof, recorded in Plat Book 12, Page(s) 94 and 95, of the Public Records of Citrus County, Florida, together with the West 1/2 of vacated Jessica Avenue abutting on the East.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

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:

Pamela E. Ayres
Witness #1 Signature

Pamela E. Ayres
Witness #1 Printed Name

[Signature]
Witness #2 Signature
DAWN MARTONE

Witness #2 Printed Name

[Signature]
KIMBERLY SUE CRAWFORD

[Signature]
MELANIE MARIE VERARDI

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 24 day of MAY, 2018 by **KIMBERLY SUE CRAWFORD and MELANIE MARIE VERARDI** who are personally known to me or have produced **Driver's License** as identification.

SEAL



My commission expires:

[Signature]
Notary Public **DAWN MARTONE**

Printed Notary Name