

This Instrument Prepared By:  
Mary Jo Tomlinson  
10083 W. Dunnellon Rd.  
Crystal River, FL 34428

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WARRANTY DEED

THIS WARRANTY DEED MADE THIS 2 DAY OF JULY, 2018, between MARY JO TOMLINSON, a single woman, whose post address is 10083 W. Dunnellon Rd., Crystal River, FL 34428, GRANTOR and MARY JO TOMLINSON, a single woman and KEVIN LEWIS BEACH, a single man, as joint tenants with the rights of survivorship, whose post address is 10083 W. Dunnellon Rd., Crystal River, FL 34428, GRANTEE:

(Whenever 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, trusts and trustees)

WITNESSETH, that said GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE, and GRANTEE'S heirs and assigns forever, the following described land, situate, lying and being in CITRUS County, FLORIDA, to-wit:

LOT 21, BLOCK 11, OF CRYSTAL MANOR, UNIT No 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 82 THROUGH 92, INCLUSIVE, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER(S): 17E17S200210 00110 0210


TOGETHER with all the tenements, hereditaments an appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

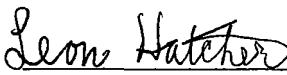
AND the GRANTOR hereby covenants with said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal the ear and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Diane J. Lee

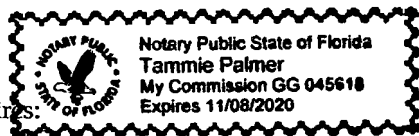
  
MARY JO TOMLINSON

  
Witness Name: LEON HATCHER

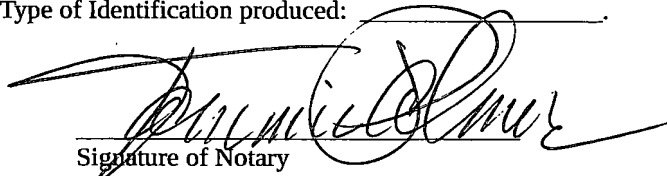
STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 2 day of July, 2018, by MARY JO TOMLINSON.

Personally known K OR Produced Identification \_\_\_\_\_ Type of Identification produced: \_\_\_\_\_



My Commission Expires:

  
Signature of Notary

Tammie Palmer  
Printed Name of Notary Public