

PREPARED BY & RETURN TO:

Name: Cindy Curry, an employee of  
North Central Florida Title, LLC  
Address: 3517 N. Lecanto Hwy.  
Beverly Hills, FL 34465  
File No. 18I-06061

Parcel No.: 1121434

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6th day of July, 2018, by **CHRISTOPHER ALBRECHT**, a married man, joined by **KYMBERLEY ALBRECHT**, his wife, hereinafter called the Grantor, to **JAMES L. WELSH**, a single man, and **AMY L. BICHSEL**, a single woman, as Joint Tenants With Full Rights of Survivorship, Not as Tenants in Common, whose post office address is 1180 ROBBIE DRIVE NORTH HUNTINGTON, PA 15642, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

Commence at the East 1/4 corner of Section 15, Township 19 South, Range 17 East, thence North 0 Degrees 28'10" West, along the East line of said Section 15, a distance of 1286.40 feet to a point on the South right-of-way of an existing 66 foot wide county road; thence South 89 Degrees 24'20" West, along said South right-of-way line, a distance of 460 feet to the Point of Beginning; thence continue South 89 Degrees 24'20" West, along said right-of-way, a distance of 120 feet; thence South 0 Degrees 28'10" East, 80 feet; thence North 89 Degrees 24'20" East, 120 feet; thence North 0 Degrees 28'10" West, 80 feet to the Point of Beginning, a/k/a Lot 40 of the unrecorded plat of **STONEBROOK MOBILE HOME COMMUNITY**. all lying and being in Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2017.

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:

Cindy Curry  
Witness Signature  
Printed Name: Cindy Curry

Joyce K. Bissella  
Witness Signature  
Printed Name: Joyce K. Bissella

Christopher Albrecht L.S.  
Name: Christopher Albrecht  
Address: 8098 W. Longfellow St., Homosassa, FL 34448

KyMBERLEY ALBRECHT L.S.  
Name: Kymberley Albrecht  
Address: 8098 W. Longfellow St., Homosassa, FL 34448

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 6th day of July, 2018, by Christopher Albrecht and Kymberley Albrecht, husband and wife, who is personally known to me or who has produced Fl. D.L. as identification.



Cindy Curry  
Signature of Notary  
Printed Name:  
My commission expires: