

Prepared by and Return to:  
Tracy Gough  
Southern Sun Title Company  
7751 South Suncoast Boulevard  
Homosassa, FL 34446  
(352) 382-3339

File No.: 18-08-9888

## WARRANTY DEED

This indenture made on A.D. Sept. 19, 2018, by

**William E. Harms, an unmarried widower**

whose address is: **C/O Masonic Home of Florida, 3201 First Street NE, St. Petersburg, FL 32704**  
hereinafter called the "grantor", to

**Raymond Matusak and Geraldine Matusak, husband and wife**

whose address is: 28 Greentree St., Homosassa, FL 34446  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, FL**, to-wit:

Lot 46, Block B-123, 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, Public Records of Citrus County, Florida, as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2017.

William E. Harms and Jean M. Harms have been continuously married from the time they acquired title to subject property until the time of Jean M. Harm's death without any interruptions.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Carol Lister  
Witness Signature

William E. Harms  
William E. Harms

CAROLE LISTER  
Printed Name

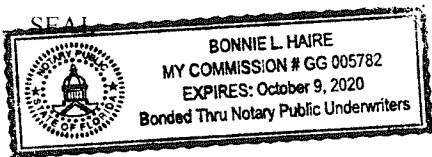
Wanda D Odum  
Witness Signature

WANDA D. ODUM  
Printed Name

State of Florida

County of: Pinellas

Sworn To, Subscribed and Acknowledged before me on this 19<sup>th</sup> day of September, 2018,  
by William E. Harms, an unmarried widower who is/are personally known to me or who has/have produced  
FL DL H652-47-266-0 as identification.



Bonnie L. Haire  
Notary Public  
Bonnie L. Haire  
Notary Print Name  
My Commission Expires: 10-9-2020