

Prepared by and Return to:
Trish Wakefield, an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450

File No.: 130854-51

WARRANTY DEED

This indenture made on October 26, 2018, by **Warren S. Broom and Claribel Vera Gonzalez Broom husband and wife** whose address is: 7 Lidflower Court, Homosassa, FL 34446 hereinafter called the "grantor",

to **Rudolph Wichmann and Gloria A. Wichmann husband and wife** whose address is: 5475 S. Eaton Terrace, Inverness, FL 34452, 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, Florida**, to-wit:

The South 1/2 of Lot 2, Block 424A, A REPLAT OF A PORTION OF INVERNESS HIGHLANDS WEST FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 6, Page(s) 116 to 122 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1831288

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 2018.

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

Warren S. Broom
Warren S. Broom

Claribel Vera Gonzalez Broom
Claribel Vera Gonzalez Broom

Signed, sealed and delivered in our presence:

Mark Timmer
Witness Signature
Print Name: Mark Timmer

Patricia Wakefield
Witness Signature
Print Name: Patricia Wakefield

State of FLORIDA
County of CITRUS

The Foregoing Instrument Was Acknowledged before me on the 26 day of October 2018 by **Warren S. Broom and Claribel Vera Gonzalez Broom** who is/are personally known to me or who has/have produced the following as identification: Drivers license.

Patricia Wakefield
Notary Public
Printed Name:
My Commission expires:

