

This instrument prepared by:  
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(352) 726 - 6767

Parcel I.D. No./AK No. 1627486

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**WARRANTY DEED  
WITH RESERVATION OF ENHANCED LIFE ESTATE**

THIS INDENTURE made this 4<sup>th</sup> day of December 2018 BETWEEN

**JAMES W. PRITT and DORIS J. PRITT, husband and wife**

whose post office address is: **401 E. Lancaster St., Lecanto, FL 34461, grantor\*, and**

**STEPHANIE D. CAREY and BRIAN J. PRITT, as joint tenants with right of survivorship**

whose post office address is: **c/o James & Doris Pritt, 401 E. Lancaster St., Lecanto, FL 34461, grantee\*.**

WITNESSETH that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS 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 88, Block D, KENSINGTON ESTATES UNIT TWO, according to the plat thereof as recorded in Plat Book 11, Page 66, of the Public Records of Citrus County, Florida.**

SUBJECT TO easements, restrictions, covenants, limitations and conditions of record, if any.

SUBJECT TO lien of taxes for 2018 and subsequent.

**BY THIS DEED, THE GRANTORS, JAMES W. PRITT AND DORIS J. PRITT, RESERVE UNTO THEMSELVES A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY FOR THE REMAINDER OF THEIR NATURAL LIFE, WITHOUT ANY LIABILITY FOR WASTE, WITH FULL POWER AND AUTHORITY IN THEM TO SELL, CONVEY, MORTGAGE, LEASE AND OTHERWISE DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, AND WITHOUT JOINDER BY THE REMAINDERMAN. THE GRANTORS FURTHER RESERVE THE RIGHT TO SUBSTITUTE OR DELETE REMAINDERMEN AND TO RECEIVE ABSOLUTELY ALL OF THE PROCEEDS FROM THE SALE OF THE PROPERTY. UPON DEATH OF THE LAST LIFE TENANT, THE REMAINDER, IF ANY TO STEPHANIE D. CAREY AND BRIAN J. PRITT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.**

**LEGAL DESCRIPTION AND TITLE TO PROPERTY NOT SEARCHED OR APPROVED.**

**RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*“Grantor” and “grantee” are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor’s hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Signature of First Witness

Print Name of First Witness

Signature of Second Witness

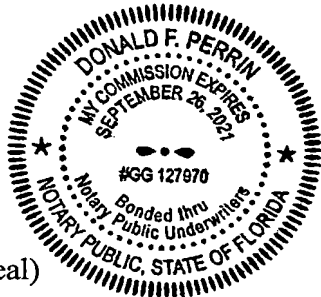
Print Name of Second Witness

  
JAMES W. PRITT

  
DORIS J. PRITT

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of Dec, 2018  
by **JAMES W. PRITT and DORIS J. PRITT, husband and wife**, who ☐ are personally known to  
me or ☒ have produced Dr. Vick's License as identification.



(Notary stamp or seal)

  
Notary Public

Name:

Commission No.:

Commission Expires: