

Prepared by:
Tracy Kjos, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

Consideration: \$240,000.00
File Number: 18-0718

General Warranty Deed

Made this January 15, 2019 A.D. By

Anthony F. Kosierowski and Constance B. Kosierowski, husband and wife, Individually and as Co-Trustees of the Kosierowski Revocable Trust dated 11/14/17, 7481 S. Auto Cluck Pt, Lecanto, Florida 34461, hereinafter called the grantor, to

Kenneth C. Dibell, Jr. and Victoria M. Dibell, husband and wife, whose post office address is: 7481 S. Auto Cluck Pt, Lecanto, Florida 34461, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

Parcel 3: The South 1/2 of Lot 11A of ROVAN FARMS, an unrecorded subdivision, being more particularly described as follows:

The South 1/2 of the South 496 feet of the West 1/2 of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 11, Township 20 South, Range 18 East, Citrus County, Florida, EXCEPT the West 31.5 feet thereof for road right of way.

Parcel ID Number: **18E20S11 1A110 00A3**

Together with all the tenements, hereditaments and 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, 2018.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: *Peggy Price*
Witness Printed Name Peggy Price

Anthony F. Kosierowski (Seal)
Anthony F. Kosierowski, Individually and as Co-Trustees of the
Kosierowski Revocable Trust dated 11/14/17
Address: 7481 S. Auto Cluck Pt, Lecanto, Florida 34461

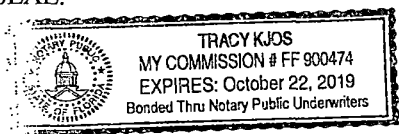
Witness #2 Sign: *Tracy Kjos*
Witness Printed Name Tracy Kjos

Constance B. Kosierowski (Seal)
Constance B. Kosierowski, Individually and as Co-Trustees of the
Kosierowski Revocable Trust dated 11/14/17
Address: 7481 S. Auto Cluck Pt, Lecanto, Florida 34461

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 15th day of January, 2019, by Anthony F. Kosierowski and Constance B. Kosierowski, Individually and as Co-Trustees of the Kosierowski Revocable Trust dated 11/14/17, who is/are personally known to me or who has produced DL as identification.

AFFIX NOTARY SEAL:



Tracy Kjos
Notary Public
Print Name: Tracy Kjos

My Commission Expires: _____