

After Recording Return to:  
Shari J Justice  
Stewart Title Company  
4771 South Suncoast Blvd  
Homosassa, FL 34446

This Instrument Prepared by:  
Shari J Justice  
Stewart Title Company  
4771 South Suncoast Blvd  
Homosassa, FL 34446  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
18E17S10 0050 05330 0080  
File No.: 355081

## WARRANTY DEED

This Warranty Deed, Made the 27 day of February, 2019, by Charles T. Blystone and Allison Travers Martin fka Allison M. Blystone, both single, whose post office address is: 614 ALLISON AVE ALLISON PA 15413 AND 2635 SW 38TH PLACE W1103 GAINESVILLE FL 32608 hereinafter called the "Grantor", to Douglas Morrow and Patricia Morrow, husband and wife, whose post office address is: 9834 N BOVITA CR CITRUS SPRINGS FL 34434, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)** 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:

Lot 8, Block 533, CITRUS SPRINGS, UNIT 5, according to the plat thereof, recorded in Plat Book 6, Pages 1 through 14, inclusive, of the Public Records of Citrus County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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, 2019, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Kathy Blystone  
Printed Name: KATHY BLYSTONE

Charles T. Blystone  
Charles T. Blystone

Witness Signature: Leroy Blystone  
Printed Name: LEROY BLYSTONE

State of ~~Florida~~ / PENNSYLVANIA  
County of ~~Citrus~~ / FAYETTE

The foregoing instrument was acknowledged before me this 22 day of FEBRUARY, 2019, by **Charles T. Blystone**, who has produced driver license(s) as identification.

Cheryl L King  
Notary Public Signature  
Printed Name: CHERYL L KING

My Commission Expires: 12/14/2021  
(SEAL)

Commonwealth of Pennsylvania - Notary Seal  
Cheryl L. King, Notary Public  
Fayette County  
My commission expires December 14, 2021  
Commission number 1253050  
Member, Pennsylvania Association of Notaries

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: [Signature]  
Printed Name: RTA Jo JOHNSON

[Signature]  
Allison Travers Martin fka Allison M. Blystone

Witness Signature: [Signature]  
Printed Name: JASON C. JERRICK

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me this 27 day of FEB., 2019,  
by **Allison Travers Martin fka Allison M. Blystone**, who has produced driver license(s) as  
identification.

[Signature]  
Notary Public Signature  
Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
(SEAL)

