

Prepared by and Return to Susan Gatto ,  
an employee of First International Title, Inc.  
213 Courthouse Square  
Inverness, FL 34450  
File No.: 139843-51

## **WARRANTY DEED**

This indenture made on March 22, 2019, by **Miriam E. Gross, as Trustee of that certain Miriam E. Gross Inter-Vivos Trust of December 20, 2010 and Individually** whose address is: 8660 E. Rosemont Court, Inverness, FL 34450 hereinafter called the "grantor",

to **Ashton Louise Johnson and William Craig Spellings, as joint tenants with rights of survivorship**, whose address is: 6647 E. Gentry Street, 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:

Lot 23, Block 335, INVERNESS HIGHLANDS WEST, according to the Plat thereof, recorded in Plat Book 5, Page(s) 19 to 33 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1807549

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**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.

Miriam E. Gross  
Miriam E. Gross, individually and  
as Trustee

**Signed, sealed and delivered in our presence:**

Terriann Stewart  
Witness Signature  
Print Name: Terriann Stewart

Susan R Gatto  
Witness Signature  
Print Name: Susan R Gatto

State of Florida  
County of Citrus

**The Foregoing Instrument Was Acknowledged** before me on 3/21/19, by  
**Miriam E. Gross, as Trustee of that certain Miriam E. Gross Inter-Vivos Trust of December  
20, 2010 and Individually**, who is/are personally known to me or who has/have produced a valid  
FL DL as identification.

Susan R Gatto  
Notary Public  
Printed Name:  
My Commission expires:

