

PREPARED BY AND RETURN TO:
JENNIFER C. DUCA of
Fidelity Title Services, LLC
217 N. Apopka Ave.
Inverness, Florida 34450

FILE NUMBER: **19-033777**
Consideration : \$5,500.00
Parcel ID Number: **1979285**

Warranty Deed

Made this 8th day of May, 2019 A.D. by JAMES A. TAUDTE, whose post office address is:
13851 N Hwy 19, Salt Springs, FL 32134, hereinafter called the grantor, to JASON
B. HILL AND TANYA N. HILL, HUSBAND AND WIFE, whose post office address is:
106 Creekside Ln, Kill Devil Hills, NC 27948, 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 individual and the successor 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:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO covenants, restrictions and easements of record.

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA. THIS IS VACANT LAND AND ALWAYS HAS BEEN.

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

THE BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA, NOR ANY OTHER GOVERNMENTAL AGENCY, IS RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENT OF ANY DRIVE, ROAD, STREET, EASEMENT OR RIGHT-OF-WAY PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED.

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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Lisa Strickland
Witness Printed Name LISA STRICKLAND

J. A. Taudte
JAMES A. TAUDTE
Address: _____

Ashley Newman
Witness Printed Name Ashley Newman

Address: _____

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 8th day of May, 2019, by JAMES A. TAUDTE, who is personally known to me or who has produced IL DIC as identification.

{SEAL}



LISA STRICKLAND
MY COMMISSION # FF 942312
EXPIRES: December 9, 2019
Bonded Thru Budget Notary Services

Lisa Strickland
NOTARY PUBLIC
Print Name: LISA STRICKLAND

My Commission Expires:

Exhibit "A"

Lot 14, Block 48, A REPLAT OF A PORTION OF RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 11, Page 126, of the Public Records of Citrus County, Florida.

LESS AND EXCEPT the following: Commence at the SW corner of Lot 62, Block 40 of A REPLAT OF A PORTION OF RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 11, Page 126 to 129, inclusive, Public Records of Citrus County, Florida, said point being on the Northerly right of way line of West Timberlane Drive, as shown on said plat, thence North 70 degrees 04' 35" East along said right of way line a distance of 22.51 feet to the Point of Beginning, thence continue North 70 degrees 04'35" East along said right of way line a distance of 16.0 feet, thence North 9 degrees 04' 53" West leaving said right of way line a distance of 16.0 feet, thence South 70 degrees 04' 35" West parallel to said right of way line a distance of 16.0 feet, thence South 9 degrees 04' 53" East a distance of 16.0 feet to the Point of Beginning.