

Prepared by:
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478 NE 3rd Street, Suite C
Crystal River, FL 34429

Return to: GRANTEE

File Number: T20193580

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Warranty Deed

This Warranty Deed made this 8th day of May, 2019, between Jacob J. Plein, a single man, whose post office address is 5745 SW 75th Street #510, Gainesville, FL 32608, grantor, and Kiera Danae McDougall, a Single woman, whose post office address is 14 Witch Hazel Ct., Homosassa, FL 34446, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 the Citrus County, Florida, to-wit:

Lot 5, Block 69, CYPRESS VILLAGE, SUGARMILL WOODS, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, Plat Book 11, Pages 1 through 16 amended in Plat Book 9, Page 87A, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2019 and thereafter.

Grantor hereby certifies that the property described herein is not his homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Michelle Shealy
Witness Signature

Michelle Shealy
Witness Printed Name

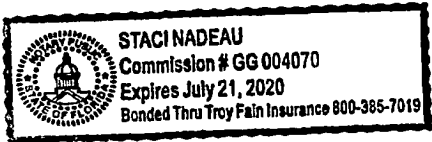
Jacob J. Plein
Jacob J. Plein

[Signature]
Witness Signature

[Signature]
Witness Printed Name

State of Florida
County of Arachua

The foregoing instrument was acknowledged before me this 8th day of May, 2019, by Jacob J. Plein, a single man, he is personally known to me or has produced _____ as identification.



Staci Nadeau
Notary Public
Staci Nadeau
Notary Printed Name

My Commission Expires: 7/21/2020