

Return to:

THIS INSTRUMENT PREPARED BY:
KIMBERLY A. BROWN FOX, AN EMPLOYEE OF
ADVANTAGE TITLE, LLC
230 NE 25TH AVENUE, SUITE 100
OCALA, FLORIDA 34470

*S.P.
162,000
Rec.
10,000
DOC.
1,134.00*

WARRANTY DEED

THIS INDENTURE, made this 31st day of May, 2019, between **MICHAEL V. ELLEDGE and DEBORAH S. ELLEDGE, husband and wife**, whose address is 5701 S. Garcia Terrace, Inverness, FL 34452, herein referred to as Grantor and **KENNETH L. NAESE, JR. and AUDREY J. NAESE, husband and wife**, whose address is 45 Plymouth Road, Carmel, ME 04419, hereinafter referred to as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND NO/100 dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following-described land situate, lying and being in Citrus County, Florida, viz.

as to parcel 1:

West 1/2 of Lot 10, Block 420-A, of A REPLAT OF A PORTION OF INVERNESS HIGHLANDS WEST FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 116 through 122, inclusive, Public Records of Citrus County, Florida.

as to parcel 2:

East 1/2 of Lot 10, Block 420A, A REPLAT OF A PORTION OF INVERNESS HIGHLANDS WEST FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 6, Page(s) 116 through 122, inclusive, Public Records of Citrus County, Florida.

Parcel ID#1829470

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 Grantor hereby covenants with the 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 and clear of all encumbrances, except: Covenants, Restrictions, Easements of record and taxes for the current year.

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:

Kimberly A. Fox
Printed Name: Kimberly A. Fox

Michael V. Elledge
Michael V. Elledge

Deborah S. Elledge
Deborah S. Elledge

S. E. Burgess
Printed Name: S. E. BURGESS

STATE OF FLORIDA
COUNTY OF MARION

Subscribed, sworn to and acknowledged before me by **MICHAEL V. ELLEDGE and DEBORAH S. ELLEDGE, husband and wife**, who are personally known to me or produced DLS as identification, this 30th day of May, 2019.

Kimberly A. Fox
Notary Public

My Commission Expires: 8-18-2019

