

Prepared By and Return To:
JENNIFER C. DUCA of
FIDELITY TITLE SERVICES, LLC
217 N. Apopka Ave.
Inverness, Florida 34450

File No. 19-043821
Consideration : \$142,000.00
Parcel ID No. 2575891

Warranty Deed

Made this 12 day of **June, 2019** A.D. by **ROBERT B. WARD, A MARRIED MAN, JOINED BY HIS WIFE, SUSAN LINDA WARD**, whose post office address is: ~~4278 N Mae West Way, Beverly Hills, FL 34465~~, hereinafter called the grantor, to **RALPH GRANT AND LINDA GRANT, HUSBAND AND WIFE**, whose post office address is: 4285 N Mae West Way, Bverly Hills, FL 34465, 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:

Lot 8, Block 206, OAKWOOD VILLAGE OF BEVERLY HILLS, PHASE 2, according to the plat thereof as recorded in Plat Book 14, Pages 15 through 18, Public Records of Citrus County, Florida.

SUBJECT TO covenants, restrictions and easements of record.

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.

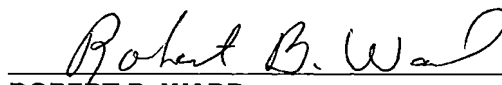
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

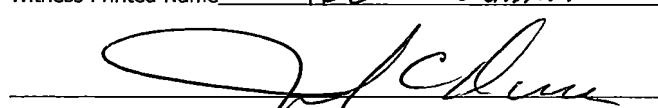
Signed, sealed and delivered in the presence of:



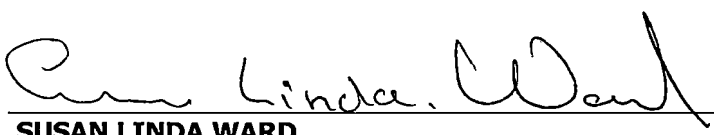
Witness Printed Name GEORGE SLEGMAN



ROBERT B. WARD



Witness Printed Name Jennifer C. Duca



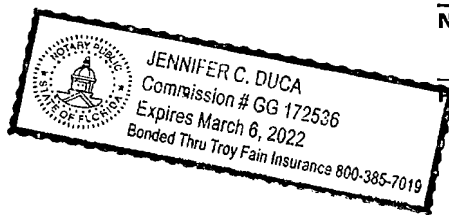
SUSAN LINDA WARD

State of FL
County of Citrus

The foregoing instrument was acknowledged before me this 12 day of **June, 2019**, by **ROBERT B. WARD, A MARRIED MAN, JOINED BY HIS WIFE, SUSAN LINDA WARD**, who are personally known to me or who have produced FL DL's as identification.

{SEAL}

My Commission Expires:





NOTARY PUBLIC

Print Notary Public Name: Jennifer C. Duca