

Prepared by:
Jennifer Swift
Sunset Title Services
7031 State Road 52
Bayonet Point, Florida 34667

File Number: 0619-019

\$117,000.00

General Warranty Deed

Made this July 16, 2019 A.D. By **Heather M. Shaw and James J. Shaw**, husband and wife whose address is: 12812 Oak Nut St, Hudson, FL 34667, hereinafter called the grantor, to **Stephanie Colon and Thomas Colon**, husband and wife whose post office address is: 3783 S. Diamond Avenue, Inverness, FL 34452, 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 individuals, and the successors 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 13, Block 329, INVERNESS HIGHLANDS WEST, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 19, of the Public Records of Citrus County, Florida.

Parcel ID Number: **20E19S290010-03290-0130**

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.

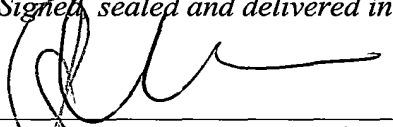
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

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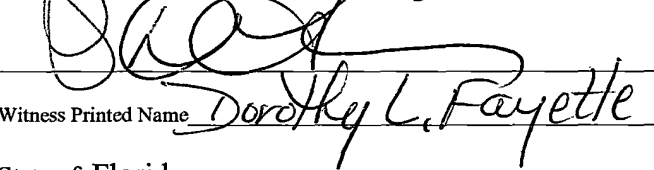
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



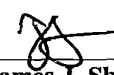
Witness Printed Name Jennifer Swift



Witness Printed Name Dorothy L. Fayette



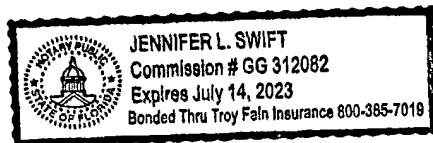
Heather M. Shaw
Address: 12812 Oak Nut St., Hudson, FL 34667

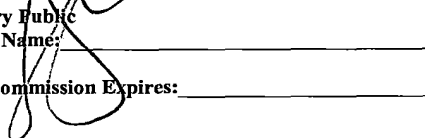


James J. Shaw
Address: 12812 Oak Nut St., Hudson, FL 34667

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 16th day of July, 2019, by Heather M. Shaw and James J. Shaw, husband and wife who is/are personally known to me or who has produced Drivers License as identification.





Notary Public
Print Name: _____
My Commission Expires: _____