

Prepared by:  
Annette Carr, an employee of  
Express Title Services of Citrus, Inc.,  
2704 W. Woodview Lane  
Lecanto, Florida 34461

RECORD & RETURN TO:  
GRANTEE

Consideration: \$200,000.00  
File Number: 19-0408

## General Warranty Deed

Made this August 28, 2019 A.D. By

**Peter F. Loe a/k/a Pete Loe and Nancy E. Loe a/k/a Nancy Loe, husband and wife, Individually and as Co-Trustees of the Pete & Nancy Loe, U/A dated October 22, 2009, 3851 E. Arbor Lakes Dr., Hernando, Florida 34442, hereinafter called the grantor, to**

**Robert Bruce Cooke and Margaret Lee Cooke, husband and wife, whose post office address is: 3851 E. Arbor Lakes Dr., Hernando, Florida 34442, 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 24, Block N, ARBOR LAKES - UNIT I, a subdivision according to the plat thereof recorded in Plat Book 15, Page 75, of the Public Records of Citrus County, Florida.

Parcel ID Number: **19E18S140140000N00240**

**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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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 #1 Sign: [Signature]  
Witness Printed Name: ANNETTE CARR

[Signature] (Seal)  
Peter F. Loe aka Pete Loe, Individually and as Co-Trustee of  
the Pete & Nancy Loe, U/A dated October 22, 2009  
Address: 3851 E. Arbor Lakes Dr., Hernando, Florida 34442

Witness #2 Sign: [Signature]  
Witness Printed Name: Kelly Goddard

[Signature] (Seal)  
Nancy E. Loe a/k/a Nancy Loe, Individually and as  
Co-Trustees of the Pete & Nancy Loe, U/A dated October 22,  
2009  
Address: 3851 E. Arbor Lakes Dr.  
Hernando, FL 34442

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me this 28th day of August, 2019, by Peter F. Loe, a.k.a Pete Loe and Nancy E. Loe  
a/k/a Nancy Loe, Individually and as Co-Trustees of the Pete & Nancy Loe, U/A dated October 22, 2009, who is/are personally known to  
me or who has produced [Signature] as identification.

AFFIX NOTARY SEAL:

[Signature]  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

