

Prepared by: Glen C. Abbott, Esq.
109 NE 4th St., Crystal River, FL 34429
PARCEL ID NO. 20E19S180050 B0070 0010
ALTERNATE KEY: 1760216

WARRANTY DEED

THIS INDENTURE made this 10th day of September, 2019, between **PHYLLIS L. LAVERE, TRUSTEE OF THE LYNDEN DENNY LAVERE AND PHYLLIS LOUISE LAVERE REVOCABLE TRUST**, dated September 23, 2009, GRANTOR, whose mailing address is 202 Trout Avenue, Inverness, Florida 34450, to:

PHYLLIS L. LAVERE, an unmarried widow, GRANTEE/LIFE TENANT, whose mailing address is 202 Trout Avenue, Inverness, Florida 34450, A LIFE ESTATE, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, with or without consideration, without joinder by the remaindermen, and with full power and authority to retain absolutely any and all proceeds derived therefrom. Upon the death of the life tenant, the remainder, if any, to Grantor's sons, **JOHN JACOB DENNY-LAVERE, and JEFFREY LANE DENNY-LAVERE, GRANTEES/REMAINDERMEN**, whose mailing address is: 729 E. Dakota Court, Hernando, Florida 34442 (address of Jeffrey Lane Denny-LaVere).

WITNESSETH, that said Grantor, for and in consideration of the sum of LOVE AND AFFECTION, and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, their heirs and assigns forever, the following described land, situated, lying and being in Citrus County, Florida, to wit:


The South 116 Feet of Block 7, in the South 1/2 of Government Lot 1 in Section 18 Township 19 South, Range 20 East, Less and Except the East 150 Feet, La Belle Addition to City of Inverness, according to the Plat thereof as Recorded in Plat Book 1, Page 55, Public Records of Citrus County, Florida.

SUBJECT TO easements, restrictions and reservations of record.


THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED TO SCRIVENER BY GRANTOR. SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

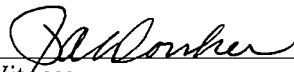
IN WITNESS WHEREOF, Grantor has hereunto set her hand the day and year first above-written.



Witness
Glen C. Abbott
(printed name of witness)



**PHYLLIS L. LAVERE, TRUSTEE OF THE
LYNDEN DENNY LAVERE AND PHYLLIS
LOUISE LAVERE REVOCABLE TRUST**



Witness
Patrice Dorsher
(printed name of witness)

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 10th day of September, 2019, by **PHYLLIS L. LAVERE, Trustee of the Lynden Denny LaVere and Phyllis Louise LaVere Revocable Trust**, who produced a Florida Driver's License as identification and did not take an oath.

My Commission Expires: 
Notary Public

