

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Suzann Dennis
Equitable Title of Mid-Florida, LLC
1502 North Donnelly, Suite 106
Mount Dora, FL 32757
MD19422

Property Appraisers Parcel Identification (Folio) Number:
20E20S23 3A000 0190

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 7th day of October, 2019 by
Citation Properties, LLC, a Florida limited liability company herein called the grantor(s), to Nissa D. Gaskins a
married woman whose post office address is

9459 S Kingbird Terrace, Floral City, FL 34436
hereinafter called the Grantee(s):

*(Wherever used herein the terms "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)*

W I T N E S S E T H: That the grantor(s), for and in consideration of the sum of **EIGHTY FOUR THOUSAND
NINE HUNDRED AND 00/100 DOLLARS** (U.S. **\$84,900.00**) 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, State of **Florida**, viz.:

**COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE
20, EAST, CITRUS COUNTY, FLORIDA, THENCE NORTH 89 DEGREES, 57 MINUTES, 15
SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 400.04
FEET, THENCE NORTH 00 DEGREES, 46 MINUTES, 05 SECONDS EAST, PARALLEL TO AND
400 FEET FROM THE WEST LINE OF SECTION 23, A DISTANCE OF 33 FEET, THENCE NORTH
89 DEGREES, 57 MINUTES, 15 SECONDS EAST, A DISTANCE OF 199.86 FEET, THENCE NORTH
00 DEGREES, 24 MINUTES, 15 SECONDS EAST, A DISTANCE OF 150 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE NORTH 00 DEGREES, 24 MINUTES, 15 SECONDS EAST, A
DISTANCE OF 75 FEET, THENCE NORTH 89 DEGREES, 57 MINUTES, 15 SECONDS EAST, A
DISTANCE OF 150 FEET, THENCE SOUTH 00 DEGREES, 24 MINUTES, 15 SECONDS WEST, A
DISTANCE OF 75 FEET, THENCE SOUTH 89 DEGREES, 57 MINUTES, 15 SECONDS WEST 150
FEET TO THE POINT OF BEGINNING**

ALSO KNOWN AS LOT 19 OF KAUFMAN & RENES UN-RECORDED SUBDIVISION.

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(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in
fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby
warrant(s) 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(s) has/have signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Brandy Valentin

Witness #1 Printed Name

Witness #2 Signature

Jennifer R. Rhodes-Boykin

Witness #2 Printed Name

Citation Properties, LLC, a Florida limited liability company

Carol Underwood
By Carol Underwood, Authorized Signor

Whose mailing address is:

PO Box 640700

Beverly Hills, FL 34464

State of
County of

FL
Citrus

The foregoing instrument was acknowledged before me this 4 day of October, 2019, by Carol Underwood, Authorized Signor, of Citation Properties, LLC, a Florida limited liability company, on behalf of the Corporation, she () is personally known to me or () has produced Photo ID as identification.

SEAL

Notary Public

Brandy Valentin

Printed Notary Name

My Commission Expires:

