

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**Lynn Czajkowski**  
American Title Services of Citrus County, Inc.  
2230 Highway 44 West  
Inverness, Florida 34453  
Property Appraisers Parcel I.D. No: **19E19S020030 01140 0960**

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 28 day of  
October, 2019 by **Robyn Onufrey- Thomas**, herein called the grantor, to  
**Andrew Altius**, whose post office address is 1862 Yukon Drive, Orlando, FL 32818, hereinafter called  
the Grantee:

*(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, for and in consideration of the sum of **\$10,500.00** 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.:

**Lots 96, 97, 98 and 99 Block 114 of Inverness Highlands Subdivision, Unit 3, according to the Plat thereof, recorded in Official Record Book 100, Page 509, of the Public Records of Citrus County, Florida.**

**Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.**

**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, and hereby 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.

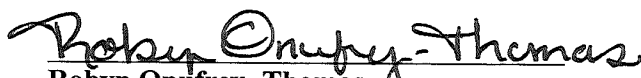
**Warranty Deed**

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Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness #1 Signature  
Lynn Czajkowski  
\_\_\_\_\_  
Witness #1 Printed Name

\_\_\_\_\_  
Witness #2 Signature  
Erica Henick  
\_\_\_\_\_  
Witness #2 Printed Name

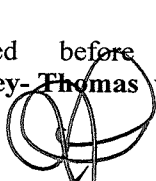
  
\_\_\_\_\_  
Robyn Onufrey- Thomas  
21209 Basett Avenue, Port Charlotte, FL 33952

STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me this 28 day of October, 2019 by Robyn Onufrey- Thomas who is personally known to me or has produced Driver's License as identification.

SEAL

My commission expires:

  
\_\_\_\_\_  
Notary Public  
Lynn Czajkowski  
\_\_\_\_\_  
Printed Notary Name

