

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Lynn Czajkowski

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, FL 34453

Property Appraisers Parcel I.D. No: 17E19S24 30000 1380

Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 8th day of

January, 2020 by **Rudolph Krause**, herein called the grantor, to **Wayne James Kilmer and Angela Marie Kilmer, husband and wife**, whose post office address is 6499 W Pelican Lane, Homosassa, FL 34448, hereinafter called the Grantees:

(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 **\$117,000.00** 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.:

THE MEADOWS/LOT 138

Commencing at the Southwest corner of the East 3/4 of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 19 South, Range 17 East, Citrus County, Florida; go thence North 00 degrees 34 minutes 12 seconds East and along the West line of the aforesaid East 3/4, a distance of 192.75 feet; thence South 89 degrees 26 minutes 35 seconds East, a distance of 962 feet to the Point of Beginning; thence continue South 89 degrees 26 minutes 35 seconds East, a distance of 80 feet; thence North 00 degrees 34 minutes 12 seconds East, a distance of 100 feet; thence North 89 degrees 26 minutes 35 seconds West, a distance of 80 feet; thence South 00 degrees 34 minutes 12 seconds West, a distance of 100 feet to the Point of Beginning.

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 grantees 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.

Signed, sealed and delivered in the presence of:

Cheryl Packley
Witness #1 Signature
Cheryl Packley
Witness #1 Printed Name

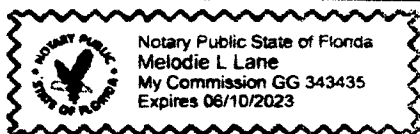
Rudolph Krause
Rudolph Krause
26351 Old State Road 4A, Ramrod Key, FL 33042

Melodie Lane
Witness #2 Signature
Melodie Lane
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this 8th day of January, 2020 by **Rudolph Krause** who is personally known to me or has produced Driver's License as identification.

SEAL



Melodie L. Lane
Notary Public

My commission expires: 6/10/23

Melodie L. Lane
Printed Notary Name