

Prepared By and Return To:
LISA STRICKLAND of
FIDELITY TITLE SERVICES, LLC
217 N. Apopka Ave.
Inverness, Florida 34450

File No. 20-014263
Consideration : \$10,300.00
Parcel ID No. 3115791

Warranty Deed

Made this **30** day of **JANUARY, 2020** A.D. by **CLIFTON STICKLAND, JR AND SUZAN M STICKLAND, HUSBAND AND WIFE**, as to an undivided 1/2 INTEREST AND DAVID W SLIGER AND JANIS ALBRITTON, HUSBAND AND WIFE, as to an undivided 1/2 interest, as Joint Tenants, with Rights of Survivorship, whose post office address is: 4265 - EAST GOBBLER DR, FLORAL CITY, FL 34436, hereinafter called the grantor, to **LAURA MARIE SPRAGUE, A SINGLE WOMAN**, whose post office address is: 7351 W. golf club st, Crystal River FL 34429, 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 individual and the successor 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:

Tract 3, STICKLAND-SLIGER SUBDIVISION, a Subdivision, according to the plat thereof recorded at plat Book 20, Pages 61 and 62, inclusive, in the Public Record of Citrus County Florida.

SUBJECT TO covenants, restrictions and easements of record.

GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.
THIS IS VACANT LAND AND ALWAYS HAS BEEN.

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, 2019.

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:

Lisa Strickland
Witness Printed Name LISA STRICKLAND


Clifton Stickland Jr
CLIFTON STICKLAND, JR

Emma L Freeman
Witness Printed Name Emma L Freeman

Suzan M Stickland
SUZAN M STICKLAND

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this **30** day of **JANUARY, 2020**, by **CLIFTON STICKLAND, JR AND SUZAN M STICKLAND, HUSBAND AND WIFE, AND DAVID W SLIGER AND JANIS ALBRITTON, HUSBAND AND WIFE**, who are personally known to me or who have produced *DL DL* as identification.

{SEAL}  LISA STRICKLAND
Notary Public, State of Florida
My Comm. Expires December 9, 2023
Commission #GG 934771

My Commission Expires:

Lisa Strickland
NOTARY PUBLIC
LISA STRICKLAND
Print Notary Public Name:

Lisa Strickland

Witness Printed Name Lisa Strickland

David Sliger

DAVID SLIGER
Janis Albritton

JANIS ALBRITTON

John H. Eden IV

Witness Printed Name John H. Eden IV

State of FLORIDA
County of CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this **30** day of **JANUARY, 2020**, by **CLIFTON STICKLAND, JR AND SUZAN M STICKLAND, HUSBAND AND WIFE, AND DAVID W SLIGER AND JANIS ALBRITTON, HUSBAND AND WIFE**, who are personally known to me or who have produced AI DL as identification.

{SEAL}

My Commission Expires:



LISA STRICKLAND
Notary Public, State of Florida
My Comm. Expires December 9, 2023
Commission #GG 934771

Lisa Strickland

NOTARY PUBLIC
Lisa Strickland

Print Notary Public Name: