

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, FL 34465
File No. 20-01011

Parcel No.: 2670878

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 5th day of March, 2020, by **MERRY L. HANSEN, INDIVIDUALLY AND AS TRUSTEE OF THE MERRY L. HANSEN REVOCABLE LIVING TRUST DATED MAY 15, 1997**, a single woman, hereinafter called the Grantor, to **MATTHEW JOSEPH THOMPSON and AMI LYNN THOMPSON**, husband and wife, whose post office address is 4625 W Jackmoor Drive Beverly Hills, FL 34465, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

Lot 20, Block 1, LAUREL RIDGE NUMBER ONE, according to the plat thereof, as recorded in Plat Book 15, Pages 13 through 23, inclusive, of the Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacey Clyatt
Witness Signature
Printed Name: Stacey Clyatt
Joyce Hennes
Witness Signature
Printed Name: Joyce Hennes

Merry L. Hansen, individually and as Trustee L.S.
Name: MERRY L. HANSEN, INDIVIDUALLY AND AS TRUSTEE OF THE MERRY L. HANSEN REVOCABLE LIVING TRUST DATED MAY 15, 1997

Address: 4625 W Jackmoor Dr Beverly Hills, FL 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of March, 2020, by Merry L. Hansen (name), Individually and as Trustee (title) of the Merry L. Hansen Revocable Living Trust dated May 15, 1997. She is personally known to me or has produced DL as identification.

Stacey Clyatt
Signature of Notary
Printed Name:
My commission expires:

