

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Dawn Martone

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, FL 34453

Property Appraisers Parcel I.D. No: **20E-20S-11-0030-000A0-0020**

Space Above This Line For Recording Data _____

THIS WARRANTY DEED,

made the 30 day of March, 2020 by **WESLEY J. SIMPSON, JR. and MARY K. SIMPSON, husband and wife, INDIVIDUALLY AND AS TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE SIMPSON LIVING TRUST, DATED SEPTEMBER 18, 2001, AND ANY AMENDMENTS HERETO**, herein called the grantors, to **DEAN HARLAN SROCK and DAWN RENEE SROCK, husband and wife**, whose post office address is 92 - 785 AHIKOE STREET, KAPOLEI, HI 96707, 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 grantors, for and in consideration of the sum of **\$230,000.00** 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.:

Lot 2, Block A, Keating's Devil-Neck Subdivision No. 3, according to the Plat thereof Recorded in Plat Book 2, Page 76, of the Public Records of Citrus County, Florida.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Warranty Deed

Page 2

Signed, sealed and delivered in the presence of:

Donna M Stone
Witness #1 Signature

DONNA M STONE
Witness #1 Printed Name

Jasmine C. Coffman
Witness #2 Signature

Jasmine C. Coffman
Witness #2 Printed Name

Wesley J. Simpson, Jr
WESLEY J. SIMPSON, JR.
INDIVIDUALLY AND AS TRUSTEE

4665 OLD STATE ROAD, CARTHAGE, NY 13619

Mary K. Simpson
MARY K. SIMPSON
INDIVIDUALLY AND AS TRUSTEE

4665 OLD STATE ROAD, CARTHAGE, NY 13619

STATE OF NY
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 31st day of March, 2020 by **WESLEY J. SIMPSON, JR. and MARY K. SIMPSON, husband and wife, INDIVIDUALLY AND AS TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE SIMPSON LIVING TRUST, DATED SEPTEMBER 18, 2001, AND ANY AMENDMENTS THERETO** who are personally known to me or have produced Driver's License as identification.

SEAL

Megan Brotherton
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6392543
Qualified in Jefferson County
Commission Expires 05/28/2023

Megan Brotherton
Notary Public

Megan Brotherton
Printed Notary Name

My commission expires: 05/28/2023