

Prepared by and Return to Donna Smith ,
an employee of First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450
File No.: 162934-51

WARRANTY DEED

This indenture made on April 20, 2020, by **Eva M. Cole FKA Eva M. Frankenfield** whose address is:
307 Camellia Ave, Inverness, FL 34452 hereinafter called the "grantor",

to **Scott T. Cronin Jr., Single and Lindsay Hope Angeli, Single as joint tenants with rights of survivorship** whose address is: 4307 South Rainbow Drive, Inverness, FL 34452 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 52, Block 309, INVERNESS HIGHLANDS WEST, according to the Plat thereof, recorded in Plat Book 5, Page(s) 19 to 33 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1798779

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.


To Have and to Hold, the same in fee simple forever.

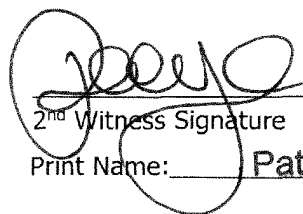
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2019.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

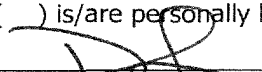

Eva M. Cole fka Eva M. Frankenfield

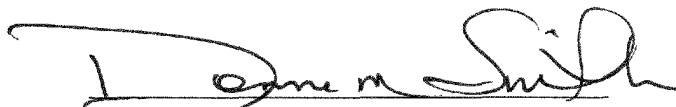
Signed, sealed and delivered in our presence:


1st Witness Signature
Print Name: Donna Smith


2nd Witness Signature
Print Name: Patricia Wakefield

State of FLORIDA
County of Citrus

The Foregoing Instrument Was Acknowledged before me by means of physical presence or
() online notarization on 4/20/2020, by **Eva M. Cole fka Eva M Frankenfield**,
who () is/are personally known to me or who has/have produced a valid

_____ as identification.


Notary Public
Printed Name:
My Commission expires:
11-28-2020

