

Rec \$10.00
STS \$1,190.00

After Recording Return to:

RETURN TO GRANTEE

This Instrument Prepared by:
Brenda L. Buta
A-1 Title of the Nature Coast
7655 W. Gulf to Lake Hwy., Suite 4
Crystal River, FL 34429
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
02 19S 19E 0020 00630 0010
File No.: 2015282

WARRANTY DEED

This Warranty Deed, Made the 12 day of May, 2020, by **Jonathan Mark Goodpaster II**, a **single man**, whose post office address is: 1756 SE 2nd Court Crystal River Fl 34429

hereinafter called the "Grantor", to **Richard Martinez Orta and Monica Rae Hall, husband and wife**, whose post office address is: 3323 E. May St. Inverness, Fl 34453, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)** 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, Florida**, to wit:

Lots 1 through 6, inclusive and Lots 89 through 94, inclusive, Block 63, INVERNESS HIGHLANDS UNIT 2, according to the plat thereof as recorded in Plat Book 2, Pages 97 through 102, inclusive, 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 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 2019, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature] [Signature]
Printed Name: Brenda L. Buta Jonathan Mark Goodpaster II

Witness Signature: [Signature]
Printed Name: Bailey Bennis

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of May, 2020 by Jonathan Mark Goodpaster II, a single man. He/She/They is/are Personally Known OR Produced drivers license(s) as Identification.

[Signature] My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Brenda L Buta
 Online Notary (Check Box if acknowledgment done by Online Notarization)

