

Rec 18.50  
Doc 1,505.00

Prepared by:  
Caroline Holmes  
Tropic Title Services  
6460 W. Gulf to Lake Hwy  
Crystal River, FL 34429

File Number: 20-C-0224

Sales Price: \$215,000.00

### General Warranty Deed

Made this June 19, 2020 A.D. By **Cornelis Christiaanse and Ursula Christiaanse a/k/a Ursula Christiaanse-Kalscheid**, husband and wife, whose address is: **798 E. Whitecloud Lane, Hernando, Florida 34442**, hereinafter called the grantor, to **Christopher M. Mock, a single man**, whose post office address is: 1148 N. Foxrun Terr., Inverness, FL 34453, 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 individuals, and the successors 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:

**Lot 75 of CONNELL LAKE ESTATES, according to the Map or Plat thereof as recorded in Plat Book 11, Pages 92-95 of the Public Records of Citrus County, Florida.**

Parcel ID Number: 1918360050000000750

**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.

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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Caroline Holmes  
Witness #1 Signature

Witness #1 Printed Name Caroline Holmes

Sarah Haynes  
Witness #2 Signature

Witness #2 Printed Name Sarah Haynes

Cornelis Christiaanse by and through his Attorney-in-Fact Agnes W.M. Reulen  
Agnes W.M. Reulen (Seal)

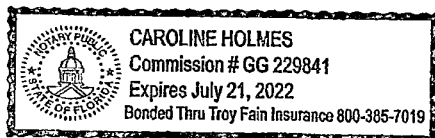
**Cornelis Christiaanse, by and through his Attorney-in-Fact Agnes W.M. Reulen**

Ursula Christiaanse by and through her Attorney-in-Fact Agnes W.M. Reulen  
Agnes W.M. Reulen (Seal)

**Ursula Christiaanse a/k/a Ursula Christiaanse-Kalscheid, by and through her Attorney-in-Fact Agnes W.M. Reulen**

State of **Florida**  
County of **Citrus**

The foregoing instrument was acknowledged before me by means of  **physical presence** or  **online notarization**, this 19<sup>th</sup> day of **June**, 2020, by **Agnes W.M. Reulen, as Attorney-in-Fact for Cornelis Christiaanse and Ursula Christiaanse a/k/a Ursula Christiaanse-Kalscheid, husband and wife**, who is/are personally known to me or who has produced **valid drivers license** as identification.



Caroline Holmes  
Notary Public  
Print Name: Caroline Holmes

My Commission Expires: 7/21/2022

(SEAL)