

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, FL 34465
File No. 20-07053

Parcel No.: 3151381

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 27th day of **August, 2020**, by **WILLIAM MEEHAN**, hereinafter called the Grantor, to **THOMAS LUEHRING and NANCY LUEHRING, AS CO-TRUSTEES OF THE LUEHRING FAMILY TRUST DATED THE 13TH DAY OF FEBRUARY, 2007**, whose post office address 49 Torenia Verbenas Ct, Homosassa, FL 34448 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 38 and Lot 39, Block B-227, SUGARMILL WOODS OAK VILLAGE, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 160, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, 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 signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacey Clyatt
Witness Signature
Printed Name: Stacey Clyatt

Jennifer Lam
Witness Signature
Printed Name: Jennifer Lam

William B Meehan L.S.
Name: William Meehan
Address: 1193 Bernard St
Valley Stream, NY 11580

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of August, 2020, by William Meehan, who is personally known to me or who has produced DL as identification.

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

