

Prepared by and Return To:

Kelley Paul
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
1904 W. Main Street
Inverness, FL 34452

Order No.: IN322006011

For Documentary Stamp Tax purposes the
consideration is \$375,000.00

Doc Stamp: \$2,625.00

APN/Parcel ID(s): 19E18S180110 00460 0030
Tax/Map ID(s): 2302119

WARRANTY DEED

THIS WARRANTY DEED dated September 10, 2020, by Francis B. Pifer, Jr. and Martha B. Pifer, husband and wife, hereinafter called the grantor, to Margaret F. Hampton, whose post office address is 398 W. Massachusetts Street, Hernando, FL 34442, hereinafter called the grantee:

(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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 3, Block 46, Citrus Hills First Addition, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 73 through 83, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Amanda Rowthorn
Print Name

[Signature]
Francis B. Pifer, Jr.

[Signature]
Martha B. Pifer

[Signature]
Witness Signature

Michelle McMurray
Print Name

Address: 11531 N. Hume Pt
Dunnellon, FL 34434

State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of September, 2020, by Francis B. Pifer, Jr. and Martha B. Pifer, to me known to be the person(s) described in or who have produced Dr. License as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

[Signature]
NOTARY PUBLIC

My Commission Expires:

