

After Recording Return to:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446

This Instrument Prepared by:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446
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):
17E19S36 0210 00450 0100
File No.: 910239

WARRANTY DEED

This Warranty Deed, Made the 18 day of SEPTEMBER, 2020, by Sharon Ann Marino-McGlohan aka Sharon Ann McGlohan aka Sharon Ann Mitchell, a single woman, whose post office address is: 3210 ORANGETREE BEND FT MEYERS FL 33905 hereinafter called the "Grantor", to David L Day and Laurie Anne Miller, husband and wife, whose post office address is: 5551 S Shalimar Point, Homosassa, FL 34446, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Seventy Thousand Dollars and No Cents (\$70,000.00)** 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:

See Exhibit "A" attached hereto and made a part hereof.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.
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, 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: Shari J Justice
Printed Name: **Shari J. Justice**

Sharon Ann Marino-McGlohan
Sharon Ann Marino-McGlohan

Witness Signature: Beverly Schrenker
Printed Name: **BEVERLY SCHRENKER**

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of SEPTEMBER, 2020 by Sharon Ann Marino-McGlohan, who has produced DL: LIC as identification.

Shari J Justice
Notary Public Signature
Printed Name: Shari J Justice

My Commission Expires: _____
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

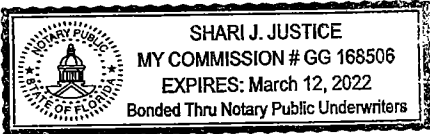


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 10 of unrecorded re-subdivision of Lot 45, Green Acres Addition No. 1, according to the plat thereof, as recorded in Plat Book 5, Pages 6 and 7 of the Public Records of Citrus County, Florida; more particularly described as follows:

Commence at the Northeast corner of Lot 45, Green Acres Addition No. 1, as recorded in Plat Book 5, Pages 6 and 7, of the Public Records of Citrus County, Florida; thence S00°17'20"W along the East line of said Lot 45 a distance of 211.85 feet to the Point of Beginning; thence continue S00°17'20"W along said East line a distance of 105.93 feet; thence leaving said East line, S88°36'59"W a distance of 168.33 feet; thence N.00°16'55"E, a distance of 105.73 feet; thence N88°32'13"E, a distance of 168.35 feet; to the aforementioned East line of Lot 45 and the Point of Beginning. Subject to a 10 foot wide easement along the West boundary thereof for road right of way.

Together with a 1990 Skyl double wide manufactured home ID#57620347 AZ and 57620347BZ, located on the prmeises