

PREPARED BY & RETURN TO:

Name: Jennifer Lamb, an employee of  
Compass Title, LLC

Address: 3517 N. Lecanto Hwy  
Beverly Hills, FL 34465

File No. 20-10105

Parcel No.: 2121386

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 2<sup>nd</sup> day of **November, 2020**, by **JAMES L. GRIFFIN** and **VIRGINIA L. GRIFFIN**, husband and wife, hereinafter called the Grantors, to **RAMRATTAN PERSAUD**, a married man, whose post office address is 4419 Grace Ave, Bronx, NY 10466, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Citrus, State of Florida, viz:

**Lot 29, Block 1386, of CITRUS SPRINGS UNIT 27, according to the Plat thereof as recorded in Plat Book 9, Page(s) 54 through 70, inclusive, of the Public Records of Citrus County, Florida**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant 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 Grantors have 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

Summer Lamb  
Witness Signature  
Printed Name: Summer Lamb

James L. Griffin L.S.  
Name: James L. Griffin  
Address: 314 Blanche Street, Inverness, FL 34452

Virginia L. Griffin L.S.  
Name: Virginia L. Griffin  
Address: 314 Blanche Street, Inverness, FL 34452

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2<sup>nd</sup> day of November, 2020, by James L. Griffin and Virginia L. Griffin, who are personally known to me or who have produced DL as identification.

Stacey Clyatt

Signature of Notary  
Printed Name: **STACEY CLYATT**

My commission expires:

