

This instrument prepared by:
Name: **Bill Hudson**

Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-35480
Address: **3899 S. Suncoast Blvd, Ste 100**
Homosassa, Fl. 34448

Property Appraisers Parcel Identification Number(s):
1179939
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 20th day of November, 2020 by Joyce Ellen Roesch, individually and as Trustee of the Roesch Family Revocable Trust, Under Trust Dated August 28, 2019 whose street address is 255 E Highland Blvd., Inverness, FL 34452, hereinafter called the grantor, to Matthew Steven Bisset, unmarried whose street address is 6859 S. Mason Creek Road, Homosassa, FL 34448 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 \$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, State of FL, is:

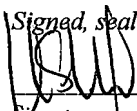
Lot 1, Of HOMOSASSA HIDEAWAY UNIT NO. 1, According To The Plat Thereof, As Recorded In Plat Book 5, Page 3, Of The Public Records Of Citrus County, Florida.

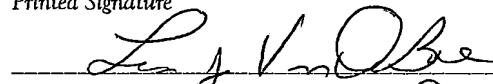
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.
To Have and to Hold, the same in fee simple forever.

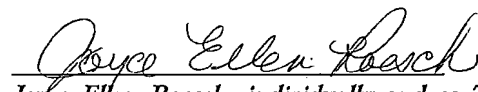
And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2019. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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:


Signature
WILLIAMS HUDSON
Printed Signature

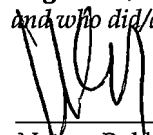

Signature
Lisa J VanObe
Printed Signature


Joyce Ellen Roesch, individually and as Trustee of the Roesch Family Revocable Trust, Under Trust Dated August 28, 2019

FLOOD HAZARD WARNING
This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this 20th day of November, 2020 by Joyce Ellen Roesch, individually and as Trustee of the Roesch Family Revocable Trust, Under Trust Dated August 28, 2019, who is personally known to me or who produced VAID DIC as identification and who did/did not take an oath.


Notary Public
My Commission Expires:

