

Prepared by and Return to:
Tracy Gough
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No. 20-10-1567

WARRANTY DEED

This indenture made on A.D. December 18th 2020, by

Marcus B. Griffin and Susan Taha Griffin f/k/a Susan Taha Al-Karawi and Susan T. Alkarawi, husband and wife

whose address is: 17 SHUMARD CT. N. HOMOSSA, FL 34446
hereinafter called the "grantor", to

Billy R. Creager, a single man

whose address is: 23 CHINKAPIN CIRCLE, HOMOSSA, FL 34446
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, FL, to-wit:

Lot 11, Block B-109 of SUGARMILL WOODS, CYPRESS VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 86 through 150, Plat Book 10, Page(s) 1 through 150, Plat Book 11, Page(s) 1 through 16, and Amended in Plat Book 9, Page(s) 87A, of the Public Records of Citrus County, Florida.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2019.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
TRACY L. GOUGH

Printed Name
Kylee S. Zarro
Witness Signature
Kylee L. Zarro
Printed Name

[Signature]
Marcus B. Griffin, by Susan Taha Al-Karawi,
a/k/a Susan Al-Karawi, Attorney-In-Fact

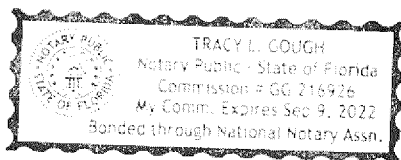
[Signature]
Susan Taha Griffin f/k/a Susan Taha Al-Karawi and
Susan T. Alkarawi

State of FLORIDA

County of Citrus

Sworn To, Subscribed and Acknowledged before me by means of X physical presence or online notarization on this 18th day of December, 2020, by Susan Taha Al-Karawi, a/k/a Susan Al-Karawi, as Attorney-In-Fact for Marcus B. Griffin, and **Susan Taha Griffin f/k/a Susan Taha Al-Karawi and Susan T. Alkarawi**, who are personally known to me or who have produced FL Drivers License as identification.

SEAL



[Signature]
Notary Public
Notary Print Name TRACY L. GOUGH
My Commission Expires: 9-9-2022