

Prepared by:  
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Title USA, LLC  
478 NE 3rd Street, Suite C  
Crystal River, FL 34429

Return to: GRANTEE

File Number: T20204695

(Space Above This Line For Recording Data)

### Warranty Deed

This Warranty Deed made this 5<sup>th</sup> day of December, 2020, between Brian Williams, joined by his spouse Sommer Williams, whose post office address is 610 South West Bend Point, Lecanto, FL 34461, grantor, and John Auerbach, II, a single man and Janet Warczytown, a ~~single~~ woman, as Joint tenants with rights of survivalship whose post office address is Maple grantee: \* 4280 SW 189 Ave., Dunnellon, FL 34432

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Lot 96, FOREST LAKE NORTH, according to the plat thereof as recorded in Plat Book 8, Pages 101 through 105, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2020 and thereafter.

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, 2020.

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

Signed, sealed and delivered in our presence:

Witness Signature Crystal Litle  
Witness Printed Name  
Witness Signature Amelia Carr  
Witness Printed Name

Brian Williams  
Brian Williams  
Sommer Williams  
Sommer Williams

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me this 5 day of December, 2020, by Brian Williams, joined by his spouse Sommer Williams, they  are personally known to me or  has produced \_\_\_\_\_ as identification.



Crystal Litle  
Notary Public  
Notary Printed Name  
My Commission Expires: July 15, 2021