Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2020070887 BK: 3120 PG: 1271 12/28/2020 10:29 AM 1 Receipt: 2020061186 RECORDING \$18.50 D DOCTAX PD \$1,575.00

Prepared by: Connie Petty Precision Title of the Suncoast, Inc. 5975 S. Suncoast Blvd. Homosassa, Florida 34446

File Number: 2020-0349

\$225000.00

Closers' Choice

General Warranty Deed

Made this December 144 2020 A.D. By Susan J Ross unremarried widow and surviving spouse of Robb E. Ross deceased, 9172 S Deer Park Drive, Homosassa, Florida 34446, hereinafter called the grantor, to Jane M Hamilton and Jimmy L Hamilton wife and husband, whose post office address is: 6522 S Canna Lily Ave, Homosassa, Florida 34446, hereinafter called the grantee:

(Whenever used herein the term "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 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, Florida, viz:

See Attached Exhibit "A" for complete Legal Desription

Parcel ID Number: 18e20s130010010100270

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.

	the said grantor has signed and sealed elivered in our presence: Connie Petty	these presents the day and year first above written. Susan J Ross Address:	(Seal)
A7.>			(Seal)
Signature of Witness #2 Witness #2 Printed Name A	455a Wilson	Address:	<u> </u>
State of FL		Address:	
County of			
NOTARY SEAL	Commission # GG 956854 Expires June 9, 2024 Bonded Thru Budget Notary Services	Notary Public Print Name: Connie Petty My Commission Expires: 6/9/34	
DEED Individual Warranty Dec	d With Non-Homestead-Legal on Face		

Official Records Citrus County FL, Angela Vick, Clerk of the Circuit Court & Comptroller #2020070887 BK: 3120 PG: 1272 12/28/2020 10:29 AM 2 Receipt: 2020061186 RECORDING \$18.50 D DOCTAX PD \$1,575.00

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EXHIBIT "A"

Lot 27, Block B-101, CYPRESS VILLAGE, SUGARMILL WOODS SUBDIVISION, according to plat thereof as recorded in Plat Book 9, Page 86 through 150, Plat Book 10, Page 1 through 150, and Plat Book 11, Pages 1 through 16, of the Public Records of Citrus County, Florida., as amended in Plat Book 9, Page 87-A of the Public Records of Citrus County, Florida.