

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

File Number: 2020-0349

\$225000.00

General Warranty Deed

Made this December 1st 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 Description

Parcel ID Number: **18c20s130010010100270**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

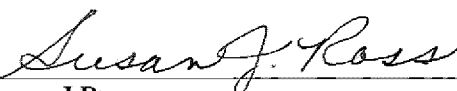
To Have and to Hold, the same in fee simple forever.

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Signature of Witness #1
Witness #1 Printed Name Connie Petty

 (Seal)
Susan J Ross
Address: _____


Signature of Witness #2
Witness #2 Printed Name Alyssa Wilson

(Seal)
Address: _____

Address: _____

State of FL

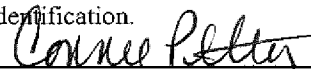
County of Citrus

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of December, 2020, by Susan J Ross unremarried widow and surviving spouse of Robb E. Ross deceased, who is/are personally known to me or who has produced Driver License as identification.

NOTARY SEAL



CONNIE PETTY
Commission # GG 956854
Expires June 9, 2024
Bonded Thru Budget Notary Services


Notary Public
Print Name: Connie Petty
My Commission Expires: 6/9/24

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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.