

Prepared by and return to:
Sean Callahan
4700 Millenia Blvd, Ste 175, PMB 92531
Orlando, FL 32839

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

This Special Warranty Deed, Executed this 9th day of JANUARY, 2021, by Sean Callahan of "Callahan Land & Properties, LLC", a Florida Limited Liability company, and having as its principal place of business at 4700 Millenia Blvd, Ste 175, PMB 92531, Orlando, FL 32839, hereinafter called the GRANTOR:

To **Robert A. Lambert and Victoria Lambert, a married couple**, whose address is **107 Wills Ave, Stanhope, NJ 07874**, hereinafter called the GRANTEE: (wherever used herein the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, That the said Grantor, for and in consideration of the sum of \$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 **County of Citrus, STATE of Florida**, to wit:

All of Lot 20, of Great River View Estates, Unit No. 1, according to the map or plat thereof recorded in Plat Book 4, Page 142, public records of Citrus County, Florida;

This deed is executed subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

**Parcel ID: 17E17S010040 0200
ALTKEY: 1018790**

viz Said property is vacant land and does not constitute the homestead of the Grantor(s) under the laws and constitution of the state of **Florida** in that Grantor(s) nor any member of the household of Grantor(s) reside thereon. 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, 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 with the exception of property taxes subsequent to the current year.

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:

Sean Callahan of "Callahan Land & Properties, LLC", a Florida
Limited Liability company

BY: [Signature]
Sean Callahan, Individually and as Manager

x [Signature]
Witness 1 Signature as to Grantor
Tamia Moreno
Printed Name

x [Signature]
Witness 2 Signature as to Grantor
Nancy Strutz
Printed Name

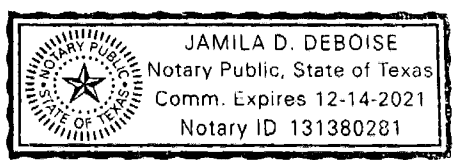
NOTARY SECTION BELOW THIS LINE

STATE OF Texas COUNTY OF Harris

The foregoing instrument was acknowledged before me this 9th day of Jan, 2021, by
Sean Callahan, who is/are personally known to me or has produced

Florida Drivers License as identification and who did / did not take an oath.
(type ID: i.e., driv lic, passport, etc.) (circle one)

{NOTARY SEAL}



x [Signature]
Signature of Notary
Jamila D. DeBoise
Printed Name
12.14.2021
My Commission Expires

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