

PREPARED BY & RETURN TO:

Name: Jennifer Lamb, an employee of  
Compass Title, LLC  
Address: 3517 N. Lecanto Hwy  
Beverly Hills, Fl 34465  
File No. 20-12116

Parcel No.: 3523718

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 4<sup>th</sup> day of February ~~January~~, 2021, by **RONALD P. MURAT BY KATHLEEN M. MURAT AS HIS ATTORNEY IN FACT** and **KATHLEEN M. MURAT**, hereinafter called the Grantors, to **DORIS A. BOWSER**, whose post office address is 2758 West Century Blvd., Citrus Springs, FL 34434, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Citrus, State of Florida, viz:

**Lots 1 and 2, Block 449, CITRUS SPRINGS UNIT 4, according to the map or plat thereof as recorded in Plat Book 5, Pages 133 through 152, Public Records of Citrus County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature  
Printed Name: STACEY CLYATT

[Signature]  
Witness Signature  
Printed Name: JOYCE FLEMING

[Signature]  
Name: Ronald P. Murat by Kathleen M. Murat as his Attorney in Fact  
Address: 2758 West Century Blvd., Citrus Springs, FL 34434

[Signature]  
Name: Kathleen M. Murat  
Address: 2758 West Century Blvd., Citrus Springs, FL 34434

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4th day of February, 2021, by Ronald P. Murat by Kathleen M. Murat as his Attorney in Fact and Kathleen M. Murat, who are personally known to me or who have produced [Signature] as identification.

[Signature]  
Signature of Notary  
Printed Name: STACEY CLYATT  
My commission expires:

