

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Erica M. Henick

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, FL 34453

Property Appraisers Parcel I.D. No: **18E-18S-22-0010-1700**

Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 1ST day of **MARCH, 2021** by **LISA ANN BASS**, herein called the grantor, to **BRADLEY STEVENSON, a single man**, whose post office address is 2510 N. ANVIL TERR., HERNANDO, FL 34442, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the 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 **CITRUS** County, State of Florida, viz.:

Lot 170, Crystal River Country Estates, according to Plat thereof as recorded in Plat Book 7, Pages 147 through 154, inclusive, Public Records of Citrus County, Florida.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

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

AND, the grantors hereby covenant with said grantees 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 hereby warrant 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 incurred by the Grantors, except taxes for the current year and all subsequent years.

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

Warranty Deed

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Signed, sealed and delivered in the presence of:

Jm Eckert

Witness #1 Signature

Jeannette Eckert

Witness #1 Printed Name

Andrew R. McLean

Witness #2 Signature

Andrew R. McLean

Witness #2 Printed Name

Lisa Ann Bass

LISA ANN BASS

P.O. BOX 915, WEST DOVER, VT 05356

STATE OF Vermont
COUNTY OF Windham

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 1 day of March, 2021 by LISA ANN BASS who is personally known to me or has produced Driver's License as identification.

SEAL ANDREW ROBERT MCLEAN
Notary Public, State of Vermont
Commission No. 157.0001654
My Commission Expires Jan. 31, 2023

My commission expires: 1/31/23

Andrew Robert McLean
Notary Public
Andrew Robert McLean
Printed Notary Name

