

This Instrument Prepared by/Return to:
Charles D. Johnson
Attorney at Law
907 Webster Street
Leesburg, FL 34748

WARRANTY DEED

THIS WARRANTY DEED Made the 06 day of April, A. D. 2021, by **AUSTIN HUNTLEY, a single person**, whose mailing address is 321 N. Candle Point, Crystal River, FL 34429, hereinafter called the Grantor*, to **JAMES G. LOLLEY, a single person**, whose mailing address is 321 N. Candle Point, Crystal River, FL 34429, 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 Ten and No/100 -----Dollars (\$10.00), and other valuable considerations, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described land, situate, lying and being in **CITRUS** County, Florida, to-wit:

Lot 8 of Unrecorded Green Leaf Acres, further described as follows: The South 393 feet of the East 333.5 feet of the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 18 South, Range 17 East, Citrus County, Florida. Less the South 262 feet thereof. Subject to an easement over and across the West 25 feet thereof for road right of way.

Together with a 1988 "MERI" Double-Wide Mobile Home, Vehicle Identification Number #HMLCY28111482939A, Title #46385898 and, Vehicle Identification Number #HMLCY28111482939B, Title #46385918.

SUBJECT TO restrictions, covenants and easements of record, if any, which are specifically not extended or reimposed hereby.

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, 2021.

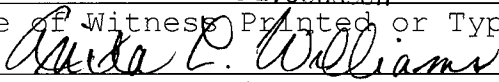
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:




First Witness Signature

Charles D. Johnson
Name of Witness Printed or Typed



Second Witness Signature

Anita L. Williams
Name of Witness Printed or Typed

 (SEAL)

AUSTIN HUNTLEY

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 6 day of April, 2021, by **AUSTIN HUNTLEY**, () who was physically in my presence or () who appeared by audio-video communication technology and who () who is personally known to me or () who produced Florida D/L as identification.



Notary Public Signature
My Commission Expires:

