



Prepared by and Return to:  
Ali Endicott, an employee of  
First International Title, Inc.  
12013 Mary Street

Dunnellon, FL 34432

File No.: 185059.2-55

## **WARRANTY DEED**

This indenture made on April 29, 2021 by **Justin Brashear and Glenda F. Brashear husband and wife** whose address is: 1573 E Ridgeline Path, Inverness, FL 34453 hereinafter called the "grantor", to **Michael Thomas Prevost and Kara Leigh Prevost husband and wife** whose address is: 2509 West Riley Drive, Citrus Springs, FL 34434, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lots 10, 11, 12 and 13, Block 697, CITRUS SPRINGS UNIT 8, according to the map or plat thereof, recorded in Plat Book 6, Page(s) 43 through 49, Public Records of Citrus County, Florida.

AND

Lots 47, 48, 49 and 50, Block 697, CITRUS SPRINGS UNIT 23, according to the map or plat thereof, recorded in Plat Book 7, Page(s) 115 through 133, Citrus County, Florida.

Parcel Identification Number: 18E17S100230 06970 0490

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

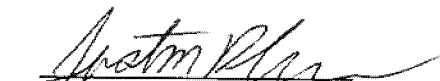
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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 31st of 2020.

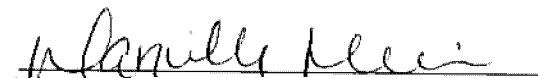
**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Justin Brashear

  
Glenda F. Brashear

**Signed, sealed and delivered in our presence:**

  
1<sup>st</sup> Witness Signature

  
2<sup>nd</sup> Witness Signature


Print Name: ALI ENDICOTT

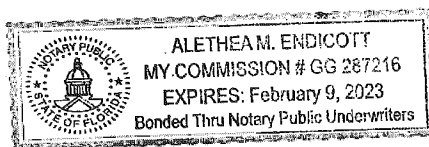
Print Name: Danielle Meier

State of FLORIDA

County of MARION

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ( ) online notarization on 4-23-21, by Justin Brashear and Glenda F. Brashear who ( ) is/are personally known to me or who ☒ has/have produced the following as identification: DRIVER LICENSE.

  
Notary Public Signature  
Printed Name:  
My Commission expires:



(NOTARY SEAL)