

PREPARED BY AND RETURN TO:

Thomas M. VanNess
5634 N. Lecanto Highway
Beverly Hills, FL 34465

Tax Parcel I.D. No.: 17E19S120040 000L0 0350

Note to recorder: Documentary stamps are paid upon recording of this deed in the amount of \$126.00, which is tax paid on the transfer of title pursuant to sale of the subject premises at a sales price of \$18,000.

WARRANTY DEED

THIS WARRANTY DEED made the 7th day of June, 2021, by **Thomas M. VanNess**, whose post office address is 5634 N. Lecanto Highway, Beverly Hills, FL 34465, hereinafter called the Grantor, to **Walter J. Davis and Alicia M. Davis**, husband and wife, as tenants by the entirety, whose post office address is 2830 S. Bascombe Ave., Homosassa, FL 34448, mail tax bills to 2830 S. Bascombe, hereinafter called the Grantee:

(Whenever 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 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 situated in Citrus County, State of Florida, viz:

**TRACT 35 BLOCK L, HERITAGE ACRES UNIT NO. 4,
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED
IN PLAT BOOK 12, PAGES 8 THROUGH 11, OF THE PUBLIC
RECORDS OF CITRUS COUNTY, FLORIDA.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to (a) zoning restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the plat or common to subdivision, (d) public utility easements of record; (d) taxes for the year of closing; and (e) utility assessments and special assessments, including water line extension easements.

This document was prepared from information furnished by Grantor. No survey or examination of title was requested by Grantee, and no survey or title examination has been made on the subject property by preparer.

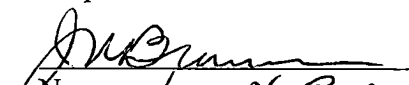
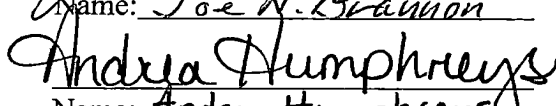
The property herein conveyed does not constitute the homestead of the Grantor, nor is it contiguous to the homestead of the Grantor.


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

AND the Grantor hereby covenants with said Grantee that 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 claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances; except taxes accruing subsequent to December 31, 2020.

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

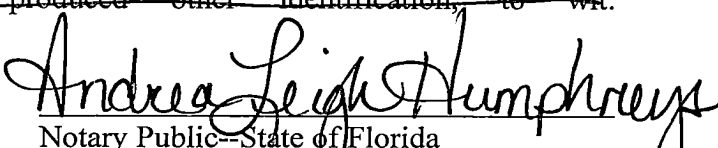
Signed, sealed and delivered in the presence of:


Name: Joe N. Brauman

Name: Andrea Humphreys


Thomas M. VanNess
5634 N. Lecanto Highway
Beverly Hills, FL 34465

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of June, 2021, by Thomas M. VanNess, who is personally known to me, or has produced a driver's license (issued by a state of the United States) as identification, or has produced other identification, to wit:


Notary Public--State of Florida
(Print or Stamp Name, Commission # and Expiration below)

