

**Prepared by and Return To:**

Kelley Paul  
Wollinka Wikle Title Insurance Agency, a division of  
LandCastle Title Group, LLC  
1904 W. Main Street  
Inverness, FL 34452

**Order No.:** IN322105053

For Documentary Stamp Tax purposes the  
consideration is \$640,000.00

**Doc Stamp:** \$4,480.00

APN/Parcel ID(s): 17E18S010010 000E0 0050  
Tax/Map ID(s): 2861975

**WARRANTY DEED**

THIS WARRANTY DEED dated June 11, 2021, by Peter A. Morey, unmarried, Individually and as Trustee of the Peter A. Morey Revocable Trust dated October 25, 2012, hereinafter called the grantor, to Roxanne Wittman, Trustee of the Roxanne Wittman Family Trust, dated August 23, 2018, whose post office address is 6848 N. Government Way, Suite 114-52, Dalton Gardens, ID 83815, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 5, Block E, Pineridge Farms, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 37 through 44 inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2020.

## WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]

Witness Signature

Perna Dawen

Print Name

[Signature]

Witness Signature

Kelley Paul

Print Name

The Peter A. Morey Revocable Trust dated October 25, 2012

BY:

[Signature]  
Peter A. Morey  
Individually and as Trustee

Address: 5406 N Sacramento Ave  
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 11 day of June, 2021 by Peter A. Morey individually and as Trustee, to me known to be the person(s) described in or who has/have produced \_\_\_\_\_ as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]  
NOTARY PUBLIC

My Commission Expires:

