

PREPARED BY & RETURN TO:

Name: Jennifer Lamb, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, FL 34465
File No. 21-09101

Parcel No.: 3450308

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 20th day of **October, 2021**, by **PAIGE L. JONES, INDIVIDUALLY AND AS TRUSTEE OF THE PAIGE L. JONES REVOCABLE TRUST AGREEMENT, DATED AUGUST 3, 2009**, hereinafter called the Grantor, to **DANIEL R. VALDEZ and KAREN A. VALDEZ**, whose post office address is 9231 Kenosha Court, Floral City, FL 34436 ^{Husband and wife}
hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

THE SOUTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA. LESS AND EXCEPT THE EAST 31.5 FEET THEREOF FOR ROAD RIGHT OF WAY. BEING TRACT 26-0 OF ROVAN FARMS, AN UNRECORDED SUBDIVISION.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

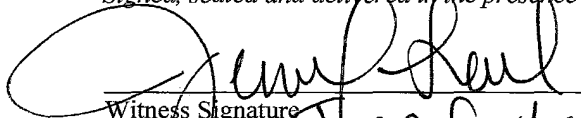
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

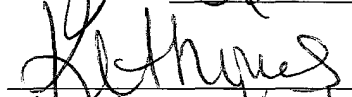
TO HAVE AND TO HOLD the same in fee simple forever.

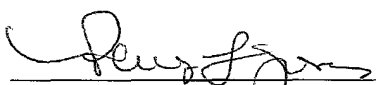
And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and 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:


Witness Signature
Printed Name: Jennifer Lamb

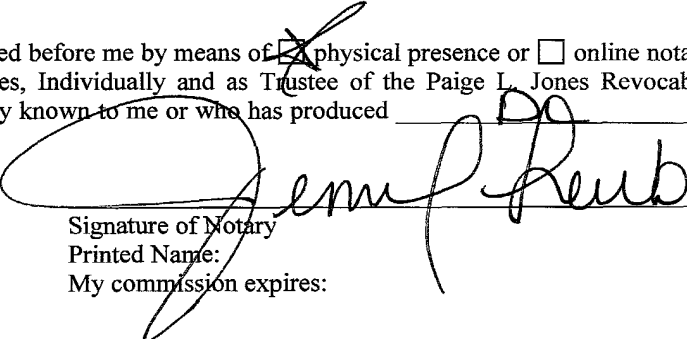

Witness Signature
Printed Name: Kimberly Moore


Name: Paige L. Jones, Individually and as Trustee of the Paige L. Jones Revocable Trust Agreement, dated August 3, 2009
Address: 2515 South Diecidue Drive, Crystal River, FL 34429 L.S.

STATE OF Florida
COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of October, 2021, by Paige L. Jones, Individually and as Trustee of the Paige L. Jones Revocable Trust Agreement, dated August 3, 2009, who is personally known to me or who has produced DA as identification.




Signature of Notary
Printed Name:
My commission expires: