

Prepared by and Return To:

Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312111029

For Documentary Stamp Tax purposes the
consideration is \$190,000.00

Doc Stamp: \$1,330.00

APN/Parcel ID(s): 17E18S250150 00030 0430

Tax/Map ID(s): 2530995

WARRANTY DEED

THIS WARRANTY DEED dated December 5, 2021, by Ronald A. Tiller, a single man and Carole D Manna, a single woman, hereinafter called the grantor, to Donald Wright and Wilma Wright, husband and wife, whose post office address is 258 Northlake Dr., Cataula, GA 31804, 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 43, Block 3, Fairmont Village First Addition, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 97 through 99, 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, 2021.

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:

Carole D. Manna
Carole D Manna

Larry Baumback
Witness Signature

Ronald A. Tiller
Ronald A. Tiller

Larry Baumback
Print Name

Address: 1980 Sandy Hook
Stow, OH 44224

Nancy L. Oliva
Witness Signature

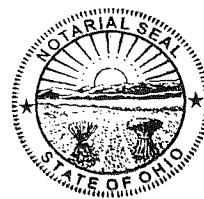
Nancy L. Oliva
Print Name

State of Ohio
County of Summit

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of December, 2021, by Ronald A. Tiller, a single man and Carole D Manna, a single woman, to me known to be the person(s) described in or who has/have produced drivers License and Passport as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Nancy L. Oliva

NOTARY PUBLIC
My Commission Expires: 11-18-2025



NANCY L. OLIVA
Notary Public, State of Ohio
My Commission Expires:
November 18, 2025