

This instrument prepared by:  
Name: Bill Hudson  
Return to: Land Title of Citrus County, Inc.  
FILE NO. LT-36361  
Address: 109 NE 4<sup>th</sup> Street  
Crystal River, FL 34429  
Property Appraisers Parcel Identification Number(s):  
18E20S13001A 000A0 179R  
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the 18th day of February, 2022 by Dianne S. Bailey and Jennifer Doherty and Katherine Doherty Bolivar and Charles E. Nugent, Jr., hereinafter called the grantor, to Phillip A. Eledge and Kari S. Eledge, husband and wife whose street address is 38 Linder Circle, Homosassa, FL 34446 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 \$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, State of FL, is:

Lot (s) 179R and 180R, Sugarmill Woods Cypress Village Villa Replat, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 105 through 109, inclusive, of the Public Records of Citrus County, Florida.

THE GRANTORS HEREIN AVER AND ATTEST THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSITUTE THEIR LAWFUL HOMESTEAD, NOR ARE SAID CONTIGUOUS TO THE LANDS DESCRIBED AS THEIR HOMESTEAD IN THAT NEITHER THEY NOR ANY FAMILY MEMBER RESIDES THEREON.

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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<sup>ST</sup>, 2021. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

**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:

Debra Jo Harrigan  
Signature  
Debra Jo Harrigan  
Printed Signature

Dianne S. Bailey  
Signature  
Dianne S. Bailey  
8880 SW 27th Ave. A45, Ocala, FL 34476

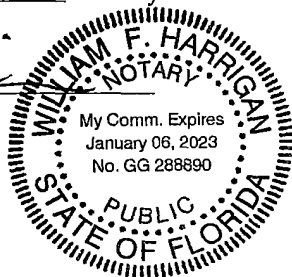
William R. Casler  
Signature  
William R. Casler  
Printed Signature

SEE WARRANTY DEED CONTINUATION FOR BALANCE OF SEELERS

STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization this 18<sup>th</sup> day of February, 2022 by Dianne S. Bailey who is personally known to me or who produced \_\_\_\_\_ as identification and who did/did not take an oath.

William F. Harrigan  
Notary Public  
My Commission Expires:



[seal]

WAARANTY DEED CONTINUATION

Lot (s) 179R and 180R, Sugarmill Woods Cypress Village Villa Replat, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 105 through 109, inclusive, of the Public Records of Citrus County, Florida.

*Witnessed in error*

Signed, sealed and delivered in the presence of:

~~*Jennifer Doherty* 2-17-22~~  
Signature  
~~*Jennifer Doherty*~~  
Printed Signature

~~*Jennifer Doherty* 2-17-22~~  
Signature  
~~*Jennifer Doherty*~~  
Printed Signature

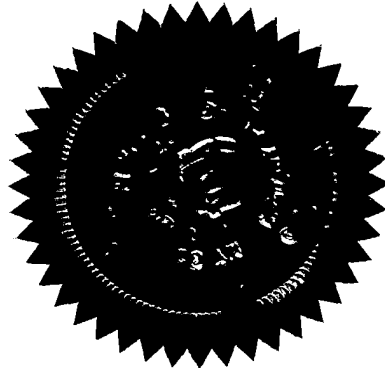
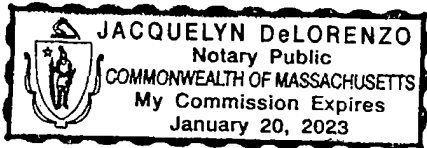
*Jennifer Doherty* 2-17-22  
Jennifer Doherty  
12 Bare Hill Rd., Groveland, MA 01834

*Claire Adams*  
Claire Adams witness 2-17-22  
*Robert Rogers*  
Robert Rogers witness 2-17-22

STATE OF  Massachusetts  
COUNTY OF  Essex

The foregoing instrument was acknowledged before me  in my physical presence or \_\_\_ RON remote online Notary Public this 17 day of February, 2022 by **Jennifer Doherty** who is personally known to me or who produced  personally known as identification and who did/did not take an oath.

*Jacquelyn DeLorenzo*  
Notary Public  
My Commission Expires: *Beverly, mass*  
*Jacquelyn DeLorenzo 01915*



WAARANTY DEED CONTINUATION

Lot (s) 179R and 180R, Sugarmill Woods Cypress Village Villa Replat, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 105 through 109, inclusive, of the Public Records of Citrus County, Florida.

Signed, sealed and delivered in the presence of:

Kathryn Wright  
Signature  
Kathryn Wright  
Printed Signature

Katherine Doherty Bolivar  
Katherine Doherty Bolivar  
9 Tuckerdale Way, Mullis, MA 02054

Karen N Cadman  
Signature  
KAREN N CADMAN  
Printed Signature

STATE OF MA  
COUNTY OF NORFOLK

The foregoing instrument was acknowledged before me  in my physical presence or  RON remote online Notary Public this 14th day of February, 2022 by Katherine Doherty Bolivar, who is personally known to me or who produced MA Lic 555919062 as identification and who did/did not take an oath.

[Signature]  
Notary Public  
My Commission Expires: 2-17-2024

[seal]



WAARANTY DEED CONTINUATION

Lot (s) 179R and 180R, Sugarmill Woods Cypress Village Villa Replat, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 105 through 109, inclusive, of the Public Records of Citrus County, Florida.

Signed, sealed and delivered in the presence of:

[Signature]  
Signature

William Powell  
Printed Signature

[Signature]  
Signature

Katerina Hartzis  
Printed Signature

[Signature]  
Signature

Charles E. Nugent, Jr.  
11417 Pone de Leon Blvd.  
Brooksville, FL 34601

STATE OF FLORIDA  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me CJ in my physical presence or RON remote online Notary Public this 16 day of February, 2022 by Charles E. Nugent, Jr., who is personally known to me or who produced as identification and who did/did not take an oath.

[Signature]  
Notary Public  
My Commission Expires:

[seal]

