



Prepared by and Return to:
Trish Wakefield, an employee of
First International Title, Inc.
213 Courthouse Square
Inverness, FL 34450

File No.: 210625-51

WARRANTY DEED

This indenture made on **March 18, 2022** by **Mark Timmer and Tressa Timmer, husband and wife**, whose address is: 919 S. Val, Inverness, FL 34450 hereinafter called the "grantor", to **Keely Faith Quillen, a single woman**, whose address is: 1317 Emerson Street, Inverness, FL 34450, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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 situate in **Citrus County, Florida**, to-wit:

Lots 12 and 13, Block 278, INVERNESS HIGHLANDS SOUTH, according to the Plat thereof, recorded in Plat Book 3, Page(s) 51 to 66 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1784492

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

