

PREPARED BY & RETURN TO:

Name: Stacey Clark an employee of  
Compass Title, LLC  
Address: 3517 N. Lecanto Hwy  
Beverly Hills, FL 34465  
File No. 22-02085

Parcel No.: 2137673

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 17<sup>th</sup> day of **March, 2022**, by **MARK HUMPHREY** and **HEIDI DAVIS**, as joint tenants with full rights of survivorship, hereinafter called the Grantors, to **TERRENCE H. O'DONNELL** and **CECELIA I. O'DONNELL**, whose post office address is 34 Sheehan Rd. Warren CT 06777, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do 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:

**Lot 10, Block 13, PINE RIDGE UNIT THREE, according to the Map or Plat thereof, as recorded in Plat Book 8, Page(s) 51 through 67, inclusive, of the Public Records of Citrus County, Florida.**

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

SUBJECT TO TAXES FOR THE YEAR 2022 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

- IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Stacey Clyatt  
Witness Signature  
Printed Name: Stacey Clyatt

Mark Humphrey L.S.  
Name: Mark Humphrey  
Address: 5467 N. Red Ribbon Pt Beverly Hills, FL 34465

Hannah Eggs  
Witness Signature  
Printed Name: Hannah Eggs

Heidi Davis L.S.  
Name: Heidi Davis  
Address: 5467 N Red Ribbon Pt 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 17<sup>th</sup> day of March, 2022, by Mark Humphrey and Heidi Davis, who are personally known to me or who have produced DL as identification.

Stacey Clyatt  
Signature of Notary  
Printed Name: Stacey Clyatt  
My commission expires:

