

Prepared by:
Cindy Bescher, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

Consideration: \$229,000.00
File Number: 22-0203

General Warranty Deed

Made this April 18, 2022 A.D. By

Marlene A. Linane-Ortega, 3671 S. Owens Trail, Inverness, Florida 34450, hereinafter called the grantor, to **Gary E. Wygle and Carol D. Wygle, husband and wife**, whose post office address is: 4181 N. Mae West Way, Beverly Hills, Florida 34465, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

Lot 18 in Block 206, of OAKWOOD VILLAGE OF BEVERLY HILLS, PHASE 2, according to the map or plat thereof recorded in Plat Book 14, Pages 15 to 18, inclusive, Public Records of Citrus County, Florida.

Parcel ID Number: **2575999**

Said property is not the homestead of the Grantor(s) nor contiguous to the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon or adjacent to said land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2022.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: *Jim Ault* *Marlene A. Linane-Ortega* (Seal)
Witness Printed Name: TRISH AULT Marlene A. Linane-Ortega
Address: 3671 S. Owens Trail, Inverness, Florida 34450

Witness #2 Sign: *Kristin L. Clause*
Witness Printed Name: Kristin L. Clause

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 18th day of April, 2022, by Marlene A. Linane-Ortega, who is/are personally known to me or who has produced D.C. as identification.

AFFIX NOTARY SEAL:

Cindy Bescher
Notary Public
Print Name: _____

My Commission Expires: _____

