

Prepared by and return to:

Patrick Allen
Action Title Closing Services, LLC
8650 Northwest 172nd Lane
Fanning Springs, FL 32693
(352) 448-5799
File No 2022-140

Parcel Identification No 19E18S170010 000L0 0100

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **12th day of May, 2022** between **Jerry Saul, a married man**, whose post office address is **205 Pendleton Street Ext., Pickens, SC 29671**, of the County of Pickens, State of South Carolina, Grantor, to **Christopher James McEachern and Wendy Anne McEachern, husband and wife**, whose post office address is **9707 North Choir Terrace, Citrus Springs, FL 34433**, of the County of Citrus, State of Florida, Grantees:

Witneseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 10, Block L, Fairview Estates, according to the plat thereof, as recorded in Plat Book 12, Page(s) 49-60, of the Public Records of Citrus County, Florida

Said property is Not the Homestead of the Grantor(s) under the laws and constitution of the state of Florida in That neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Brenda Smith
WITNESS
PRINT NAME: Brenda Smith

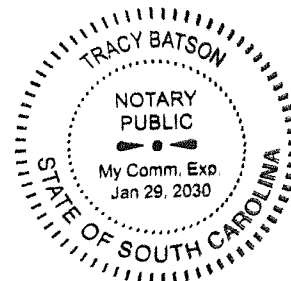
Jerry Saul
Jerry Saul

Phillip Hancock
WITNESS
PRINT NAME: Phillip Hancock

STATE OF SOUTH CAROLINA
COUNTY OF Pickens

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 th day of May, 2022, by Jerry Saul.

Tracy Batson
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: SCDL#
Type of Identification
Produced: SCDL# 105915625

My Commission Expires
January 29, 2030