

Prepared By and Return To:
Annette Carr of
FIDELITY TITLE SERVICES, LLC
217 N. Apopka Ave.
Inverness, Florida 34450

File No. 22-0399
Consideration : \$206,420.00
Parcel ID No. 20E19S30001A 0422B 0050

Warranty Deed

Made this 23 day of **MAY, 2022** A.D. by **VICKEY S. HODGES, A SINGLE WOMAN**, whose post office address is: **5605 S. Leonard Ter., Inverness, Florida 34452**, hereinafter called the grantor,

to **BRYAN R. WILLIAMS, SR., A SINGLE MAN AND CASUPO, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is: **5555 S. Leonard Terrace, Inverness, Florida 34452**, 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 individual and the successor 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 North 1/2 of Lot 5, Block 422B, A REPLAT OF A PORTION OF INVERNESS HIGHLANDS WEST FIRST ADDITION, according to plat thereof as recorded in Plat Book 6, Pages 116 through 122, of the Public Records of Citrus County, Florida.

SUBJECT TO covenants, restrictions and easements of record.

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, 2021.

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:

[Signature]
Witness #1 Signature

Annette Carr
Witness Printed Name

[Signature]
Witness #2 Signature

Annette Carr
Witness Printed Name

State of FL
County of CITRUS

[Signature]
VICKEY S. HODGES
Address: 5605 S. Leonard Ter., Inverness, Florida 34452

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 23 day of **MAY, 2022**, by **VICKEY S. HODGES, A SINGLE WOMAN**, who is/are personally known to me or who has/have produced DL as identification.

{SEAL}

My Commission Expires:

[Signature]
NOTARY PUBLIC

Print Notary Public Name:

