

Prepared By and Return To:  
TRACY KJOS of  
FIDELITY TITLE SERVICES, LLC  
217 N. Apopka Ave.  
Inverness, Florida 34450  
File No. 22-0537  
Consideration : \$379,900.00  
Parcel ID No. 19E19S130040 00230 0050

## Warranty Deed

Made this 30 day of **JUNE, 2022** A.D. by **LYNN ARLENE SWAN, INDIVIDUALLY AND AS SURVIVING TRUSTEE OF THE WILFRED ROBERT SWAN AND LYNN ARLENE SWAN REVOCABLE INTER VIVOS TRUST AGREEMENT DATED JUNE 5, 1998, AS AMENDED**, whose post office address is: **405 N. Crestwood Ave., Inverness, Florida 34453**, hereinafter called the grantor,

to **ROBERT T. MCGILL AND MARIA MCGILL, HUSBAND AND WIFE**, whose post office address is: **405 N. Crestwood Ave., Inverness, Florida 34453**, 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 5, Block 23, INVERNESS VILLAGE UNIT 4, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 17 through 21, inclusive, 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:*

Witness #1 Signature [Signature]  
Witness Printed Name Tracy Kjos

Lynn Arlene Swan  
**LYNN ARLENE SWAN, INDIVIDUALLY AND AS SURVIVING TRUSTEE OF THE WILFRED ROBERT SWAN AND LYNN ARLENE SWAN REVOCABLE INTER VIVOS TRUST AGREEMENT DATED JUNE 5, 1998, AS AMENDED**  
Address: 405 N. Crestwood Ave., Inverness, Florida 34453

Witness #2 Signature [Signature]  
Witness Printed Name Ashley Newman  
State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of **JUNE, 2022**, by **LYNN ARLENE SWAN, INDIVIDUALLY AND AS SURVIVING TRUSTEE OF THE WILFRED ROBERT SWAN AND LYNN ARLENE SWAN REVOCABLE INTER VIVOS TRUST AGREEMENT DATED JUNE 5, 1998, AS AMENDED**, 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: