

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **\$255,000.00**
File Number: 22-061997

General Warranty Deed

Made this July 7, 2022 A.D. By **Ruth E. Gorecki, a single woman**, whose post office address is: 9654 E White Egret Path, Inverness, FL 34450, hereinafter called the grantor, to **Dennis K McLaughlin and Barbara McLaughlin, husband and wife**, whose post office address is: 607 E Inverness Blvd, Inverness, FL 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 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:

Lots 67, 68, 69 and 70, Block 248, of INVERNESS HIGHLANDS SOUTH, according to the map or plat thereof as recorded in Plat Book 3, Pages 51 through 66 inclusive, of the public records of Citrus County, Florida.

Parcel ID Number: **3522402**

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

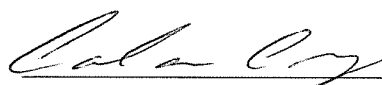
To Have and to Hold, the same in fee simple forever.

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.

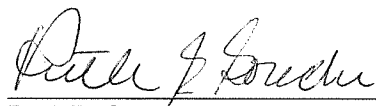
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name Carolann Cruz


_____ (Seal)
Ruth E. Gorecki

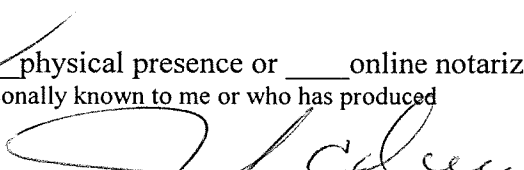


Witness Printed Name **Jennifer C. Duca**

_____ (Seal)

State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of July, 2022, by Ruth E. Gorecki, a single woman, who is/are personally known to me or who has produced FL DL as identification.



Notary Public
Print Name: **Jennifer C. Duca**
My Commission Expires: _____

