

Prepared by and Return To:

Kelley Paul
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
1904 W. Main Street
Inverness, FL 34452

Order No.: IN322206017

APN/Parcel ID(s): 17E18S010010 000E0 0050
Tax/Map ID(s): 2861975

WARRANTY DEED

THIS WARRANTY DEED dated July 11, 2022, by Roxanne Wittman, a single woman, Individually and as Trustee of the Roxanne Wittman Family Trust, dated August 23, 2018, , hereinafter called the grantor, to Scott Willett and Kelly Willett, husband and wife, whose post office address is 5458 N Sacramento Ave, Beverly Hills, FL 34465, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 5, Block E, Pineridge Farms, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 37 through 44, inclusive, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Stacey Brown
Witness Signature

Stacey Brown
Print Name

Kelley Paul
Witness Signature

Kelley Paul
Print Name

The Roxanne Wittman Family Trust, dated August 23, 2018

BY: Roxanne Wittman
Roxanne Wittman
Individually and as Trustee

Address: 6848 N. Government Way, Suite 114-52
Dalton Gardens, ID 83815

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of July, 2022, by Roxanne Wittman, Individually and as Trustee of the Roxanne Wittman Family Trust, dated August 23, 2018, to me known to be the person(s) described in or who has/have produced identification as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Kelley Paul
NOTARY PUBLIC
My Commission Expires:

