

**PREPARED BY:**

KRISTINA PAULTER, ESQ.  
C/O U.S. DEEDS, P.A.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

**WHEN RECORDED MAIL TO:**

CODY, CODY & MCCARTHY, LLC  
1 PINE HILL DRIVE, STE. 501  
QUINCY, MA 02169

**PARCEL ID NO.:** 19E18S180110 00380 0010

**PURCHASE PRICE PAID:** \$0.00

**OTHER CONSIDERATION:** \$0.00

**DOCUMENTARY STAMP TAX:** \$0.70

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**Warranty Deed**

THIS WARRANTY DEED is made on June 24, 2022, by JANET HUMDY MORRISON, married woman, joined by her spouse, GEORGE J. MORRISON, whose address is 98 Ferncroft Road, Milton, MA 02186 (herein, "Grantor"), to JANET HUMDY MORRISON AND GEORGE J. MORRISON, TRUSTEES, or any successors in trust, under the JANET HUMDY MORRISON REVOCABLE LIVING TRUST dated October 24, 2002 and any amendments thereto, whose address is 98 Ferncroft Road, Milton, MA 02186 (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor's interest in and to the following described real property located in the County of Citrus, State of Florida:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 142 E. Liberty Street, Hernando, FL 34442

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantor of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantor hereby fully warrants title to said property and will defend the same against the lawful claims of all persons whomsoever.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

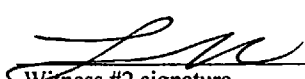
Witnesses:



Witness #1 signature

Elizabeth Kulesza

Printed name of witness #1

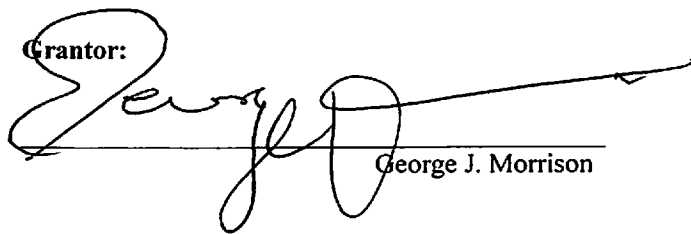


Witness #2 signature

Lindsay Babineau

Printed name of witness #2

Grantor:



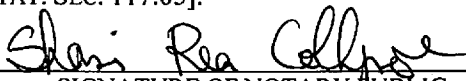
George J. Morrison

STATE OF Massachusetts

COUNTY OF Norfolk

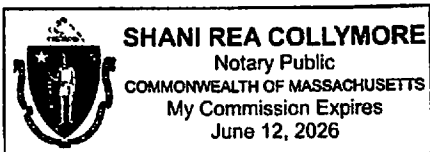
This instrument was acknowledged before me, by means of  physical presence or  online notarization, on June 24, 2022, by George J. Morrison,  who is personally known to me OR  who has produced Driver's license as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05].

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: June 12, 2026



IN WITNESS WHEREOF, Grantor signed and sealed this Warranty Deed on the date first above written.

Witnesses:



Witness #1 signature  
Elizabeth Kulesza

Printed name of witness #1

Grantor:



Janet Humdy Morrison



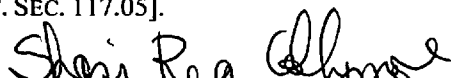
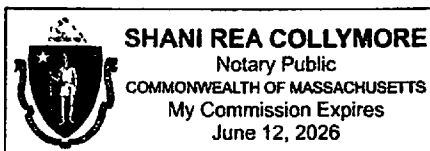
Witness #2 signature  
Lindsay Babineau

Printed name of witness #2

STATE OF Massachusetts  
COUNTY OF Norfolk

This instrument was acknowledged before me, by means of  physical presence or  online notarization, on June 24, 2022, by Janet Humdy Morrison,  who is personally known to me OR  who has produced driver's license as identification [CHECK APPLICABLE BOX TO SATISFY IDENTIFICATION REQUIREMENT OF FLA STAT. SEC. 117.05].

[Affix Notary Seal]

  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: June 12, 2026

**EXHIBIT A**

All that certain land situate in Citrus County, Florida, viz:

Lot 1, Block 38, CITRUS HILLS FIRST ADDITION, as per plat thereof, recorded in Plat Book 9, Page 73 through 83, of the Public Records of Citrus County, Florida.

This property is not the homestead real property of Grantor.

**MAIL FUTURE TAX STATEMENT TO:**

JANET HUMDY MORRISON AND  
GEORGE J. MORRISON, TRUSTEES  
98 Ferncroft Road  
Milton, MA 02186

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*