

Prepared by:

Cindy Beschler, an employee of  
Express Title Services of Citrus, Inc.,  
2704 W. Woodview Lane  
Lecanto, Florida 34461

RECORD & RETURN TO:  
GRANTEE

Consideration: \$216,500.00

File Number: 22-0678

## General Warranty Deed

Made this August 2, 2022 A.D. By

**Patrick Ryan, a single man and Ronald Sobol, a single man**, 441 N. Fitzpatrick Ave., Inverness, Florida 34453, hereinafter called the grantor, to **Dale Wilson and Jo Ann Wilson, husband and wife and Jonathan Wilson and Dana Wilson, husband and wife, as Joint Tenants With Full Rights of Survivorship, Not as Tenants in Common**, whose post office address is: 406 E. Circlewood St. 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:

Lot 4, HIGHLAND WOODS, according to the Plat thereof, recorded in Plat Book 12, Page(s) 94 and 95, of the Public Records of Citrus County, Florida, together with the West 1/2 of vacated Jessica Avenue abutting on the East.

Parcel ID Number: **20E19S170100 0040**

**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, 2022.

Prepared by:  
Cindy Bescher, an employee of  
Express Title Services of Citrus, Inc.,  
2704 W. Woodview Lane  
Lecanto, Florida 34461

RECORD & RETURN TO:  
GRANTEE

Consideration: \$216,500.00  
File Number: 22-0678

**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 #1 Sign:

Witness Printed Name

Witness #2 Sign:

Witness Printed Name

Patrick Ryan (Seal)

Address: 441 N. Fitzpatrick Ave., Inverness, Florida 34453

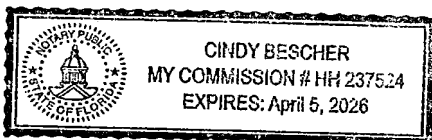
Ronald Sobol (Seal)

Address: 441 N. Fitzpatrick Ave., Inverness, Florida 34453

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization this 2nd day of August, 2022, by Patrick Ryan, a single man and Ronald Sobol, a single man, who is/are personally known to me or who has produced FLD.L. as identification.

AFFIX NOTARY SEAL:



Cindy Bescher  
Notary Public  
Print Name:

My Commission Expires: