

Recording fee \$18.50
doc stamps \$.70
Prepared by & Return to:
G. Andrew Gracy, Esq.
Peebles & Gracy, P.A.
826 Broadway
Dunedin, FL 34698

Tax Parcel ID # 08-19S-20E-0010-000F0-0040

property: 413 Hunting Lodge, Inverness, FL 34450

WARRANTY DEED

(Ladybird)

(Title Not Examined)

"Grantor" and "Grantee" are used for singular and plural, as context requires.

THIS INDENTURE, made 22nd day of August, 2022.

between **WESLEY M. CAMPBELL and LINDA CAMPBELL**, husband and wife, whose post office address is 1844 Barcelona Drive, Dunedin, FL 34698-2805, as Grantor

and **WESLEY M. CAMPBELL and LINDA CAMPBELL**, husband and wife, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with our without consideration, without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the life tenant the remainder, if any to **TARA TOSH**, whose post office address is 1844 Barcelona Drive, Dunedin, FL 34698-2805, as Grantee.

WITNESSETH, that said Grantor, with love and affection and for and in consideration of -0-Dollars (\$-0-) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and his heirs and assigns forever the following described land situated, lying and being in CITRUS County, Florida, to-wit:

LOT 4, BLOCK F, HILLCREST ESTATES, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 83, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

Subject to restrictions, easements and reservations of record, applicable zone ordinances, and taxes for the current year and thereafter.

The Grantors reserve the full power and authority to sell, convey, mortgage lease or otherwise manage and dispose of the property in that certain deed recorded in O.R Book 2562, Page 1845, in Citrus County, Florida and is exercising that authority in this deed and intend this property to vest in Tara Tosh only upon the expiration of their life estate.

TOGETHER with all of the tenements, hereditaments and appurtenances belonging or in anywise appertaining. And said Grantor does hereby warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

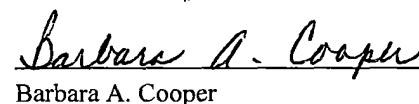
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:


G. Andrew Grace

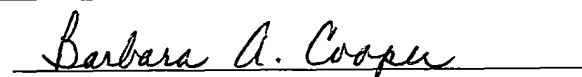

WESLEY M. CAMPBELL


Barbara A. Cooper


LINDA CAMPBELL

STATE OF FLORIDA }
COUNTY OF PINELLAS }

The foregoing instrument was sworn to and acknowledged before me by physical presence and not by online notarization this 22nd day of August, 2022, by WESLEY M. CAMPBELL and LINDA CAMPBELL, who () are personally known to me or () have provided Florida drivers' licenses, or () have provided _____ as identification.


NOTARY PUBLIC
Commission Expires:

NOTE: No title opinion or search given by or requested of the preparer of this instrument. The legal description and other information contained herein is based on information provided by the parties to the preparer.

