

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

RECORD & RETURN TO:
GRANTEE

Consideration: \$268,000.00
File Number: 22-0734

General Warranty Deed

Made this September 15, 2022 A.D. By

Robin May and Richard Robinson, 23 Mountain Drive, Wheatland, Wyoming 82201, hereinafter called the grantor, to **Ralph E. Ralston, Jr. and Erlinda S. Ralston, husband and wife**, whose post office address is: 5985 E. Holly Street, Inverness, Florida 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 29 and 30, in Block 327, of INVERNESS HIGHLANDS WEST, according to the map or plat thereof, as recorded in Plat Book 5, Pages 19 through 33, inclusive, Public Record of Citrus County, Florida.

Parcel ID Number: **20E19S290010 03270 0290**

Said property is not the homestead of the Grantor(s) nor contiguous to the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon or adjacent to said land.

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
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Lecanto, Florida 34461

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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 #1 Sign: [Signature]
Witness Printed Name: Dakota Wells

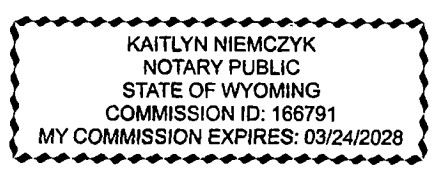
[Signature] (Seal)
Robin May
Address: 23 Mountain Drive, Wheatland, Wyoming 82201

Witness #2 Sign: [Signature]
Witness Printed Name: Jessie Williams

State of WY
County of platte

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 16th day of September, 2022, by Robin May, who is/are personally known to me or who has produced Drivers license as identification.

AFFIX NOTARY SEAL:



[Signature]
Notary Public,
Print Name: Kaitlyn Niemczyk
My Commission Expires: 3/24/2028

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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 #1 Sign: [Signature]
Witness Printed Name Jalani Watson

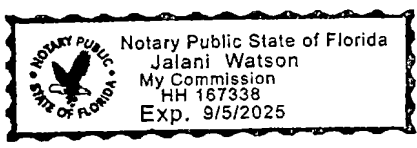
[Signature] (Seal)
Richard Robinson
Address: 300 Awinn Circle S.E., Palm Bay, Florida 32909

Witness #2 Sign: [Signature]
Witness Printed Name Sharon Watson

State of FL
County of Brevard

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 15th
day of September, 2022, by Richard Robinson, who is/are personally known to me or who has produced FL driver's license as
identification.

AFFIX NOTARY SEAL:



[Signature]
Notary Public
Print Name: Jalani Watson
My Commission Expires: 09/05/2025