

**Prepared by and Return To:**

Amanda Rowthorn  
Wollinka Wikle Title Insurance Agency, a division of  
LandCastle Title Group, LLC  
7076 W. Gulf to Lake Highway  
Crystal River, FL 34429

**Order No.:** CR312206053

APN/Parcel ID(s): 17E18S250150 00030 0430  
Tax/Map ID(s): 2530995

**WARRANTY DEED**

THIS WARRANTY DEED dated August 31, 2022, by Donald Wright and Wilma Wright, husband and wife, hereinafter called the grantor, to Matthew Alan Wright, whose post office address is 1683 N. Foxboro Loop, Crystal River, FL 34429 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 43, Block 3, Fairmont Village First Addition, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 97 through 99, 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:

*Rerna Dowell*  
Witness Signature

Rerna Dowell  
Print Name

*Kelley Paul*  
Witness Signature

Kelley Paul  
Print Name

*Donald Wright*  
Donald Wright

*Wilma Wright*  
Wilma Wright

Address: 1683 N Foxboro Loop  
Crystal River, FL 34429

State of Florida  
County of Osceola

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31 day of August, 2022 by Donald Wright and Wilma Wright, husband and wife, to me known to be the person(s) described in or who has/have produced drivers license 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:

