

Prepared by and Return to:
Walta Lateer
Republic Land & Title, Inc.
3391 Mariner Blvd.
Spring Hill, Florida 34609

File Number: 22-0771 OR

\$184,000.00

Warranty Deed

Made this January 25, 2023 A.D. By **AUSTIN T. MOSS, a married man**, whose post office address is: 12329 INDIGO BUNTING RD, Weeki Wachee, Florida 34614, hereinafter called the grantor, to **JOSEPH LEWIS LEWIS, a single man and JESSICA MARIE NOLEN, a single woman, as joint tenants with full rights of survivorship**, whose post office address is: 5680 S CANDY CANE DR, Homosassa, Florida 34446, 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:

See Attached Legal Description

Together with that certain 2005 TITA Mobile Home, ID#FLHML2N181729023A and ID#FLHML2N181729023B, situate there.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 17E19S35 220B0 0010

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.


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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 Printed Name Walta Lateer

 (Seal)
AUSTIN T. MOSS
Address: 12329 INDIGO BUNTING RD, Weeki Wachee, Florida
34614

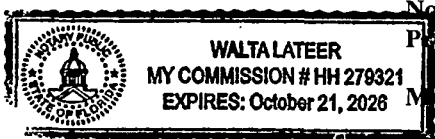


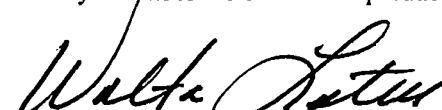
Witness Printed Name Megan E. Procnier

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this January 31, 2023, by AUSTIN T. MOSS, who is/are personally known to me or who has produced Drivers License(s) as identification.

Seal






Notary Public
Print Name: Walta Lateer
My Commission Expires: _____


Prepared By and Return to:
Walta Lateer
Republic Land and Title, Inc.
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Spring Hill, Florida 34609
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

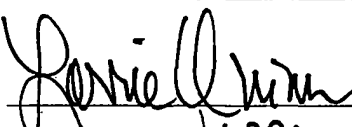
Signed, sealed and delivered in our presence:



Witness Printed Name Nancy J. Kuzel



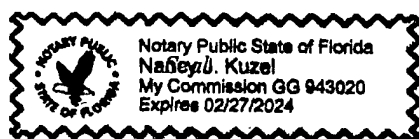
(Seal)
BRANDY MOSS
Address: 12329 INDIGO BUNTING RD, Weeki Wachee, Florida
34614




Witness Printed Name Corrie Quinn

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this January 15, 2023, by BRANDY MOSS, who is/are personally known to me or who has produced Drivers License(s) as identification.





Notary Public
Print Name: Nancy J. Kuzel
My Commission Expires: 2/27/24

Exhibit "A"

Lot 1, Block B, SPRINGS WOOD UNRECORDED SUBDIVISION:

Beginning at the Southeast corner of Lot 3, Block B, GULF HIGHWAY LAND, UNIT 1, as recorded in Plat Book 4, Page 35, Public Records of Citrus County, Florida, thence North 00° 06' 39" West, 489.33 feet to the Northeasterly corner of Lot 13, thence South 88° 59' 22" West, 150.00 feet to the Westerly right of way line of East Side Drive, thence South 00° 06' 39" West, 20.33 feet to the intersection formed, by the Westerly right of way line of East Side Drive and the Northerly right of way line of West Thatcher Lane, thence North 00° 06' 39" East, 727.04 feet to a point, thence South 88° 59' 22" West, 80.32 feet to the Northeast corner of Lot 1, Block B, and the Point of Beginning, thence continue South 88° 59' 22" West, 80.32 feet to the Easterly right of way line of Woodside Terrace, thence Southerly along said Easterly right of way line South 00° 09' 25" East, 120.00 feet, thence North 88° 59' 22" East, 80.22 feet, thence North 00° 06' 39" East, 120.00 feet to the Point of Beginning.

AND

Lot 2, Block B, SPRINGS WOOD UNRECORDED SUBDIVISION:

Beginning at the Southeast corner of Lot 3, Block B, GULF HIGHWAY LAND, UNIT 1, as recorded in Plat Book 4, Page 35, Public Records of Citrus County, Florida, thence North 00° 06' 39" West, 489.33 feet to the Northeasterly corner of Lot 13, thence South 88° 59' 22" West, 150.00 feet to the Westerly right of way line of East Side Drive, thence South 00° 06' 39" West, 20.33 feet to the intersection formed by the Westerly right of way line of East Side Drive and the Northerly right of way line of West Thatcher Lane, thence North 00° 06' 39" East, 727.04 feet to the Northeast corner of Lot 2, Block B and the Point of Beginning, thence proceed South 88° 59' 22" West, 80.32 feet, thence South 00° 06' 39" West, 120.00 feet, thence North 88° 59' 22" East, 80.32 feet to the Westerly right of way line of East Side Drive, thence along said Westerly right of way line North 00° 06' 39" East, 120.00 feet to the Point of Beginning.

Together with that certain 2005 TITA Mobile Home, ID#FLHML2N181729023A and ID#FLHML2N181729023B.

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