

PREPARED BY & RETURN TO:

Name: Stacey Clyatt, an employee of
Compass Title, LLC
Address: 3517 N. Lecanto Hwy
Beverly Hills, FL 34465
File No. 23-02045

Parcel No.: 2011238

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 2nd day of March, 2023, by **ARTHUR W. SCHAFER, JR., RICHARD F. SCHAFER** and **JOYCE KORSON**, hereinafter called the Grantors, to **DILLON THOMAS BEDWELL** and **MORGAN D. BEDWELL**, husband and wife, whose post office address 2660 Ernest Lee Road, Brooksville, FL 34602
hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Citrus, State of Florida, viz:

Lot 14, Block 144, **CRYSTAL MANOR UNIT NO. 3**, according to the map or plat thereof as recorded in Plat Book 8, Pages 136 thru 152, of the Public Records of Citrus County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

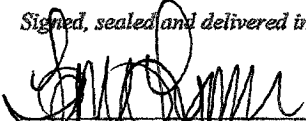
SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

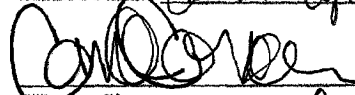
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

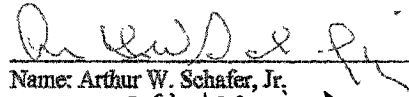
IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness Signature
Printed Name: Tamera Lynn


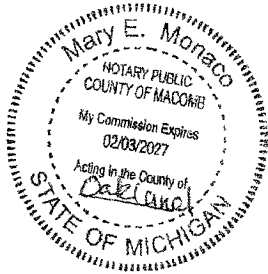
Witness Signature
Printed Name: Camilla Cordova




Name: Arthur W. Schafer, Jr.
Address: 53014 Scenic Dr.
Shelby Township, MI 48314

STATE OF Michigan
COUNTY OF Oakland

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of March, 2023, by Arthur W. Schafer, Jr., who are personally known to me or who have produced Michigan Photo ID as identification.





Signature of Notary
Printed Name: Mary E. Monaco
My commission expires: 2/2/2027

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of.

[Signature]
Witness Signature
Printed Name: Heather Dragar

[Signature]
Witness Signature
Printed Name: Pauline E. Schafer

[Signature] L.S
Name: Richard F. Schafer
Address: 501 Longford Drive
Rochester Hills, MI 48309-2416

STATE OF MI
COUNTY OF Oakland

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 3rd day of March, 2023, by Richard F. Schafer who are personally known to me or who have produced
Michigan DTS hand as identification.



[Signature]
Signature of Notary
Printed Name:
My commission expires:

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Ellen Burns
Witness Signature
Printed Name: Ellen Burns

Susan Lowrey
Witness Signature
Printed Name: Susan Lowrey

Joyce Korson L.S.
Name: Joyce Korson
Address:

3768 LAKE GEORGE RD
DRYDEN MI 48428

STATE OF MICHIGAN
COUNTY OF Lapeer

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of March, 2023, by Joyce Korson who are personally known to me or who have produced DRIVERS LICENSE as identification.

RHONDA KALTZ
NOTARY PUBLIC, STATE OF MI
COUNTY OF LAPEER
MY COMMISSION EXPIRES Jun 7, 2025
ACTING IN COUNTY OF Lapeer

Rhonda Kaltz
Signature of Notary
Printed Name: RHONDA KALTZ
My commission expires: 6/7/2025