

This instrument prepared by:
Name: **Bill Hudson**
Return to: **Land Title of Citrus County, Inc.**
FILE NO. LT-37101
Address: **109 NE 4th Street**
Crystal River, FL 34429
Property Appraisers Parcel Identification Number(s):
17E19S270200 000A0 0120
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 11th day of September, 2023 by Elaine Highton-Julius whose street address is 1155 N. Country Club Drive, Crystal River, FL 34429, hereinafter called the grantor, to Bryan Turner whose street address is 4169 S. Centennial Ave., Homosassa, FL. 34446 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 \$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, State of FL, is:

Lot 12, Block A, Spring Gardens Unit Number One, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 98, of the Public Records of Citrus County, Florida.

Grantor warrants and covenants that the above described property is not the homestead of Grantor, Grantor's spouse or dependent children, nor is it contiguous thereto.

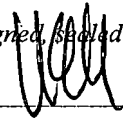
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31ST, 2022. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

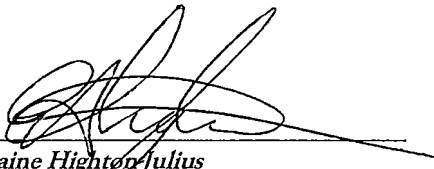
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

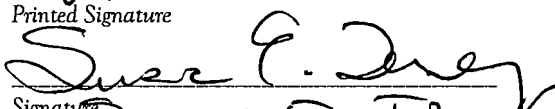


Signature
William S. Hudson

Printed Signature



Elaine Highton-Julius

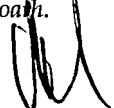


Signature
Susan E. Gray

Printed Signature

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this 11th day of September, 2023 by Elaine Highton-Julius, who is personally known to me or who produced VAHS D.C as identification and who did/did not take an oath.



Notary Public
My Commission Expires:

