

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.: CR312308030

APN/Parcel ID(s): 18E17S100020 01730 0050
Tax/Map ID(s): 1242061

WARRANTY DEED

THIS WARRANTY DEED dated September 22, 2023 by Riverland Financial LLC A Florida Limited Liability Company, hereinafter called the grantor, to Susan Hammer, a single woman, whose post office address is 9411 N Milam Way, Citrus Springs, FL 34434, 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 5, Block 173, Citrus Springs, Unit 2, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 108 through 115, 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, 2022.

Said property is not homestead of the Grantor under the laws and constitution of the state of Florida in the neither grantor nor any member of the household of Grantor reside thereon.

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:

[Signature]
Witness Signature

Steve Smith
Print Name

[Signature]
Witness Signature

Amanda Rowthorn
Print Name

Riverland Financial LLC A Florida Limited Liability Company
BY: [Signature]
Christopher H. Anderson
Manager

Address: 11463 N William Street
Dunnellon, FL 34432

State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 03 day of September 2023, by Christopher H. Anderson, to me known to be the person(s) described in or who has/have produced Dr. UConn as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]

NOTARY PUBLIC
My Commission Expires:

[SEAL]

