

THIS INSTRUMENT PREPARED BY:
KIMBERLY BROWN FOX, AN EMPLOYEE OF
ADVANTAGE TITLE, LLC
230 NE 25TH AVENUE, SUITE 100
OCALA, FL 34470

WARRANTY DEED

THIS INDENTURE, made this 28th day of September, 2023, between **SUSAN E. DEAN, AS SUCCESSOR TRUSTEE OF THE MARIA DEE THOMAS DECLARATION OF TRUST DATED FEBRUARY 6, 2013**, whose address is 230 NE 25th Avenue, Suite 100, Ocala, FL 34470, herein referred to as Grantor and **PAUL I. CADEM, JR. AND PAMELA M. CADEM, TRUSTEES OF THE CADEM LIVING TRUST DATED APRIL 19, 2018**, whose address is 1294 East Cleveland Street, Hernando, FL 34442, herein referred to as Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successor's and assigns forever, the following-described land situate, lying and being in Citrus County, Florida, viz.

Lot 16, Block 5, Citrus Hills, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 5 and 6, of the Public Records of Citrus County, Florida.

The Grantor herein warrants that the land described herein is not the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, if any, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

Parcel ID No.: 19E18S180100 00050 0160

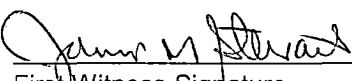
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND 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: Covenants, Restrictions, Easements of record and taxes for the current year.

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

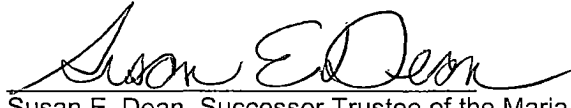
Signed, Sealed and Delivered In the Presence of:



First Witness Signature

JANICE M. STEWART

First Witness Printed Name



Susan E. Dean, Successor Trustee of the Maria
Dee Thomas Declaration of Trust dated February 6,
2013, as amended

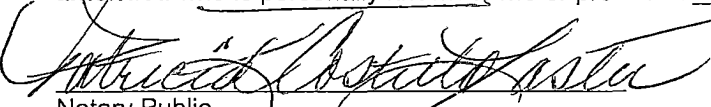
Second Witness Signature

Patricia C. Laster

Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was executed and acknowledged before me by means of _____ Physical Presence or _____ Online Notarization this 29 day of September, 2023, by **Susan E. Dean, Successor Trustee of the Maria Dee Thomas Declaration of Trust dated February 6, 2013, as amended** who is personally known to me or produced _____ as identification.



Notary Public
My Commission Expires: _____

