

Prepared by and return to:

Jeri Lynn Diehl  
Title USA, LLC  
478 NE 3rd Street  
Suite C  
Crystal River, FL 34429  
(352) 794-6087  
File No T-2024-534

Parcel Identification No 20E-19S-21-0020-02960-0300

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made this 16 day of September, 2024 between Sarah L. Windham n/k/a Sarah L. Wilson, a married woman, whose post office address is 740 Kingsley Terrace, Inverness, FL 34450, State of Florida, Grantor, to Catherine A. Rubin, a single woman, whose post office address is 1107 Lakeshore Drive, Inverness, FL, \_\_\_\_\_, Grantee: 34450

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lots 30 and 31, Block 296, Inverness Highlands South, according to the Plat thereof, recorded in Plat Book 3, Page(s) 51 through 66, of the Public Records of Citrus County, Florida.

Grantor hereby certifies that the property described herein is not her homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.

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

**Subject to** taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah L. Wilson

Sarah L. Wilson

Felicia Custer  
WITNESS  
PRINT NAME: Felicia Custer

478 NE 3rd St, Ste C  
Crystal River, FL 34429  
WITNESS 1 ADDRESS

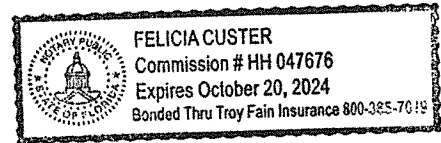
Brian Williams  
WITNESS  
PRINT NAME: Brian Williams

5569 W Gulf to Lake Hwy  
Crystal River FL 34429  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 16 day of September, 2024, by Sarah L. Windham n/k/a Sarah L. Wilson, a married woman.

Felicia Custer  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: e

Type of Identification

Produced: FL Driver License