

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
108 W Highland Blvd
Inverness, Florida 34452
Consideration: **\$324,380.91**
File Number: 25-054686

General Warranty Deed

Made this July 7, 2025 A.D. By **Glenda Elaine Abrams f/k/a Elaine A Casebolt, an unremarried widow, Individually and as Trustee of the Elaine A. Casebolt Inter-Vivos Trust of January 17, 2017**, whose post office address is: 9421 E. Baymeadows Drive, Inverness, Florida 34450, hereinafter called the grantor, to **Best Marketing Systems, Inc., a Florida Corporation**, whose post office address is: 2772S. Peninsula Dr, Daytona Beach, Florida 32118, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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, Florida, viz:

Lots 37, 38 and 39, Block 144, INVERNESS HIGHLANDS, UNIT NO. 9, according to the Plat thereof as recorded in Plat Book 2, Page(s) 175, 176, and 177, Public Records of CITRUS County, Florida.

Grantor hereby warrants and certifies that the above described property is not her constitutional homestead as made and provided for by the laws of the State of Florida and is not now and never has been contiguous to her homestead.

Grantor hereby warrants and certifies that she and Jack G Casebolt were continuously married, without interruption from the date they acquired title through the date of his death.

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 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, 2024.

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

Signed, sealed and delivered in our presence:

Witness #1 Signature: *Susan Duca*

Witness #1 Printed Name: Susan Duca

Witness #1 Address: 108 W. Highland Blvd.
Inverness, FL 34452

Glenda Elaine Abrams, Ind & TTEE (Seal)
Glenda Elaine Abrams, Ind & TTEE

Witness #2 Signature: *J. Duca* (Seal)

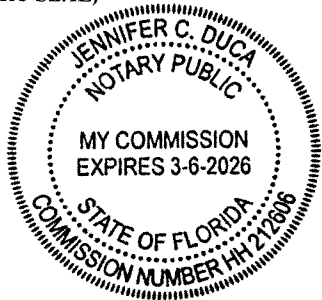
Witness #2 Printed Name: Jennifer C. Duca

Witness #2 Address: 108 W. Highland Blvd.
Inverness, FL 34452

State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of July, 2025, by Glenda Elaine Abrams f/k/a Elaine A Casebolt, an unremarried widow, Individually and as Trustee of the Elaine A. Casebolt Inter-Vivos Trust of January 17, 2017, who is/are personally known to me or who has produced FLDL as identification.

(NOTARY SEAL)



Notary Public Signature: *J. Duca*

Notary Printed Name: Jennifer C. Duca

My Commission Expires: _____