

Prepared by and return to:  
Athena M. Warlen, Esq.  
The Sanoba Law Firm  
422 South Florida Avenue  
Lakeland, Florida 33801

File Number: 17-0606R

### General Warranty Deed

Made this July 19, 2017 A.D. By **Lotsource, Inc., A Florida Corporation**, whose post office address is: 13921 Leaning Pine Drive, Miami Lakes, Florida 33014, hereinafter called the grantor, to **Debra Hutches**, whose post office address is: 44703 Johnston Drive, Temecula, California 92592, 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:

Lot 6, Block 1675, CITRUS SPRINGS UNIT 23, according to the Plat thereof, as recorded in Plat Book 7, Page 115 to 133, of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 18E17S100230 16750 0060

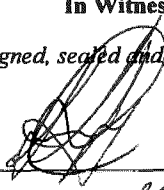
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

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

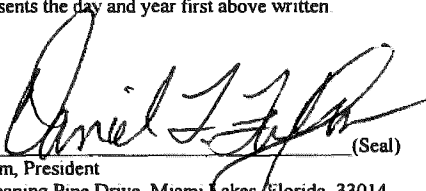
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

**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:

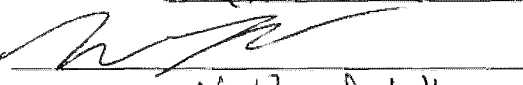
  
Witness Printed Name GABRIEL CENTOFANTI

Lotsource, Inc.

  
Daniel T. Fulghum, President

(Seal)

Address 13921 Leaning Pine Drive, Miami Lakes Florida 33014

  
Witness Printed Name Nathan Padilla

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of July, 2017, by Daniel T. Fulghum, President of Lotsource, Inc., A Florida Corporation, who is/are personally known to me or who has produced FL Drivers License as identification



Nathan Padilla  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# 00024294  
Expires 8/24/2020

  
Notary Public  
Print Name: Nathan Padilla

My Commission Expires: 8/24/2020