

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Lynn Czajkowski
American Title Services of Citrus County, Inc.
2230 Highway 44 West
Inverness, Florida 34453
Property Appraisers Parcel I.D. No: **20E19S170050 01020 0070**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 15 day of June, 2018 by **ROBERT MADYS and UN YONG MADYS, a/k/a UN YOUNG MITCHELL**, herein called the grantors, to **SCOTT ADAMS and NGOC ADAMS, husband and wife**, whose post office address is 839 S. ADAMS POND TERR., INVERNESS, FL 34450, hereinafter called the Grantees:
(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 grantors, for and in consideration of the sum of \$58,000.00 Dollars 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, State of Florida, viz.:

For legal description see Exhibit "A" attached hereto and made a part hereof.

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


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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2017.

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

Signed, sealed and delivered in the presence of:





Witness #1 Signature
Lynn Czajkowski

Witness #1 Printed Name


Witness #2 Signature
CAROL DRYDEN

Witness #2 Printed Name



ROBERT MADYS
1601 SW 27TH AVE., #1907, OCALA, FL 34471



UN YONG MADYS
1601 SW 27TH AVE., #1907, OCALA, FL 34471

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 15 day of June, 2018 by **ROBERT MADYS and UN YONG MADYS, a/k/a UN YOUNG MITCHELL** who are personally known to me or have produced Driver's License as identification.

SEAL

My commission expires:



Notary Public
Lynn Czajkowski

Printed Notary Name



Exhibit "A"

Legal Description for File No.: 18-32239

Lots 7, 8 and 9, Block 102, of the City of Inverness, Florida, according to the Plat thereof recorded in Plat Book 1, Page 36, Public Records of Citrus County, Florida, Less and Except the following described land: Begin at the Northeast corner of Lot 10, Block 102, of the City of Inverness, Florida, according to the Plat thereof recorded in Plat Book 1, Page 36, Public Records of Citrus County, Florida, thence West, along the North line of said Lot 10, a distance of 77.54 feet, thence North 36 degrees 27 minutes 20 seconds East 71.51 feet to a point on the Southwesterly line of Lot 6 of said Block 102, thence South 46 degrees 55 minutes 40 seconds East along said Southwesterly line a distance of 47.61 feet to a point on the Westerly line of Lot 26 of said Block 102, thence South 0 degrees 37 minutes 50 seconds East along said Westerly line a distance of 25 feet to the Point of Beginning, and Less and Except that part of Lot 9 deeded to Citrus County as described in Deed Book 40, Page 387, Public Records of Citrus County, Florida.

AND

That part of Lot 10, Block 102, of the City of Inverness, Florida, according to the Plat thereof recorded in Plat Book 1, Page 36, Public Records of Citrus County, Florida described as follows: Commence at the Northeast corner of Lot 10, Block 102, thence West, along the North line of said Lot 10, a distance of 77.54 feet to the Point of Beginning, thence continue West along said North line a distance of 57.58 feet to the Northeasterly right-of-way line of State Road No. 45, thence South 52 degrees 30 minutes East along said right-of-way line a distance of 46.32 feet, thence North 36 degrees 27 minutes 20 seconds East 35.04 feet to the Point of Beginning.

Less and Except Parcel 148, as described in Order of Taking recorded in Official Record Book 896, Page 2173, Public Records of Citrus County, Florida.