

REC. \$35.50
DOC. \$.70
INDEX \$ 1.00

PREPARED BY, RECORD
AND RETURN TO:

Total \$37.20

R. WILLIAM FUTCH, P.A.
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NOTE TO CLERK: THIS IS A DEED FROM GRANTOR TO GRANTOR'S TRUST AND TO GRANTOR'S FAMILY MEMBERS AS A GIFT ON UNENCUMBERED PROPERTY AND IT IS THEREFORE EXEMPT FROM DOCUMENTARY STAMP TAX.

WARRANTY DEED

THIS INDENTURE, made this 19th day of April, 2023, between **LISA J. VANDEBOE, a single woman**, Grantor, whose post office address is 1250 N. Country Club Drive, Crystal River, Florida 34429 to **LISA J. VANDEBOE, as Trustee of the LISA J. VANDEBOE LIVING TRUST AGREEMENT DATED February 2, 2006, as to an undivided ninety-eight percent interest, and KACIE M. SWANN, as to an undivided one percent interest, and LINDSEY K. MILLER, as to an undivided one percent interest**, whose post office address is 1250 N. Country Club Drive, Crystal River, Florida 34429, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantors, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that certain land situate in Citrus County, Florida, to-wit:

FOR LEGAL DESCRIPTION, SEE SCHEDULE A, ATTACHED HERETO.

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: SEE ATTACHED SCHEDULE A.

THIS INSTRUMENT WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED TO R. WILLIAM FUTCH, P.A. BY GRANTEES AND NO TITLE SEARCH NOR OPINION AS TO THE STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT. THE PREPARER OF THIS DEED ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OF THE LEGAL DESCRIPTION OR THE STATUS OF TITLE TO THE PROPERTY.

SUBJECT TO:

1. Ad valorem taxes for 2023 and subsequent years;

2. Any and all governmental zoning laws, rules and regulations applicable to the property, and any Easements, Reservations, Declaration of Covenants, Conditions and Restrictions and Riparian rights of record, if any, but this Deed shall not serve to reimpose same.

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 Grantees that 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 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 and assessments accruing subsequent to December 31, 2022.

Grantor and Grantee are used for singular or plural, as context requires.

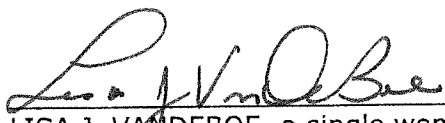
IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

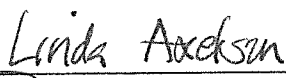
GRANTOR:



Witness




LISA J. VANDEBOE, a single woman



Print Name



Witness

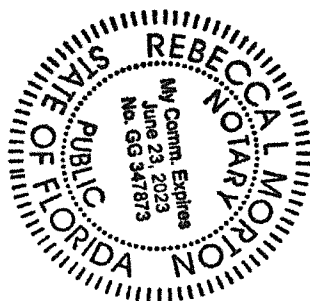


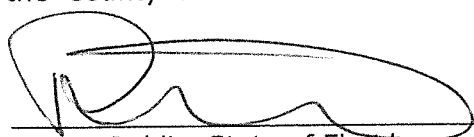
Print Name

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization by LISA J. VANDEBOE, a single woman who is personally known to me (Yes ✓ No) to be the person described in and who executed the foregoing instrument, OR who has produced as identification and who acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of April, 2023.





Notary Public, State of Florida
My Commission Expires:

SCHEDULE A

Parcel ID No.: 17E18S34 42440:

The West 92.75 feet of McGowan Place according to the map or plat of Crystal View Subdivision as recorded in Plat Book 3, page 30, Public Records of Citrus County, Florida, and beginning at the intersection of the East right of way line of U.S. Highway No. 19 with the South right of way line of McGowan Place according to the map or plat of Crystal View Subdivision as recorded in Plat Book 3, page 30, Public Records of Citrus County, Florida, thence S 89° 25' 50" East along the South right of way line of McGowan Place, a distance of 92.75 feet, thence South 0° 21' 30" West parallel to the East right of way line of U.S. Highway No. 19, a distance of 81.27 feet, thence North 89° 21' 45" West 92.75 feet to a point on the East right of way line of U.S. Highway No. 19, thence North 0° 21' 30" East along the East right of way line of U.S. Highway No. 19, a distance of 81.16 feet to the Point of Beginning.

RESERVING HOWEVER, a 20 foot wide easement for ingress and egress over the West 20 feet thereof.

ALSO DESCRIBED AS

W 92.75 FT OF MC GOWAN PL ON PB 3 PG 30 & BEG AT INT OF E
R/W OF US HWY 19 WITH S R/W LN OF MC GOWAN PL, TH S 89 DEG
25M 50S E AL S R/W LN 92.75 FT, TH S 0 DEG 21M 30S W PAR TO
E R/W LN 81.27 FT, TH N 89 DEG 21M 45S W 92.75 FT TO PT ON
E R/W LN, TH N 0 DEG 21M 30S E AL E R/W LN 81.16 FT TO POB
WITH 20 FT WD EASM OVER W 20 FT DESC IN OR BK 1987 PG 557