

\$ 86,000

Prepared by:
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Title USA, LLC
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Crystal River, FL 34429

R-ENV

Return to: GRANTEE

File Number: T20193454

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Warranty Deed

This Warranty Deed made this 15th day of April, 2019, between Nancy S. J. Laviolette, whose post office address is 2015 NE 12th Ave, Ocala FL 34470, grantor, and Matthew Dean Spivey, a unmarried man, whose post office address is 15011 Old Stage Coach Rd, Brooksville FL 34604 grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 the **Hernando County, Florida**, to-wit:

TRACT #3 RINGO JUNCTION

The NE 1/4 of NW 1/4 of NW 1/4 of SW 1/4 of Section 11, Township 21 South, Range 18 East; subject to a 25 foot road easement across the South side thereof.

Together with a 2003 HUMM Manufactured Home bearing ID # GMHGA6230202468A & B and Title # 86558546 & 86558590.

Subject to easements, restrictions and reservations of record and to taxes for the year 2019 and thereafter.

**** Grantor hereby certifies that the property described herein is not their constitutional homestead as made and provided by the laws of the State of Florida and is not now and never has been contiguous to their 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 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, 2018..

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:

Shannon Polk
Witness Signature
Shannon Polk
Witness Printed Name

Nancy S. Laviolette
Nancy S. Laviolette
J.

Stella V Eiland
Witness Signature
Stella V Eiland
Witness Printed Name

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 15th day of April, 2019, by Nancy S. J. Laviolette, she () is personally known to me or (X) has produced valid DL as identification.

Stella V. Eiland
Notary Public
Stella V Eiland
Notary Printed Name

My Commission Expires: _____

