

Rec 27.00
Doc 161.00

Prepared by:
Caroline Holmes
Tropic Title Services
6460 W. Gulf to Lake Hwy
Crystal River, FL 34429

File Number: 20-C-0320

Sales Price: \$23,000.00

General Warranty Deed

Made this November 30, 2020 A.D. By Elias Scott Edmisten and Brandon Edmisten and Grace Ovaska, whose address is: 700 S. Harbour Island Blvd., Unit 218, Tampa, FL 33602 hereinafter called the grantor,

to

David D. Chancey and Sarah L. Chancey, husband and wife, whose post office address is: 10992 SW 189th Ave., Dunnellon, FL 34432, 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 Hernando County, Florida, viz:

Lots 18 and 19, Block 466, ROYAL HIGHLANDS, UNIT NO. 7, as per plat thereof recorded in plat Book 12, Page 83, Public Records of Hernando 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), nor any members of the household of the grantor(s) reside thereon.

Said Property is Vacant Land.

Parcel ID Number: R01 221 17 3357 4660 0180

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, 2020.

Prepared by:

Caroline Holmes**Tropic Title Services**

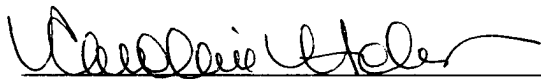
6460 W. Gulf to Lake Hwy

Crystal River, FL 34429

File Number: 20-C-0320

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

Witness #1 Printed Name **Caroline Holmes**


Elias Scott Edmisten

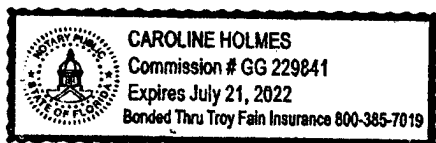
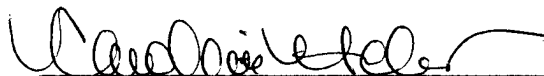
(Seal)



Witness #2 Signature

Witness #2 Printed Name **Sarah Haynes**State of **Florida**County of **Citrus**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of November, 2020, by **Elias Scott Edmisten**, who is/are personally known to me or who has produced **valid drivers license** as identification.

Notary Public

Print Name:

Caroline Holmes

My Commission Expires:

7/21/2022

(SEAL)

Prepared by:
Caroline Holmes
Tropic Title Services
 6460 W. Gulf to Lake Hwy
 Crystal River, FL 34429

File Number: 20-C-0320

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:

Kaitlin Fink
 Witness #1 Signature

Witness #1 Printed Name Kaitlin Finkbeiner

Mirzalina Figueroa
 Witness #2 Signature

Witness #2 Printed Name Mirzalina Figueroa

State of Florida
 County of Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of NOVEMBER, 2020, by Brandon Edmisten and Grace Ovaska, who is/are personally known to me or who has produced _____ as identification.

Brandon Edmisten (Seal)
 Brandon Edmisten

Grace Ovaska (Seal)
 Grace Ovaska

Kaitlin Fink
 Notary Public
 Print Name: Kaitlin Finkbeiner
 My Commission Expires: 7/10/2023
 (SEAL)

