



Prepared by and Return to:
Angela Young, an employee of
First International Title
4701 SW College Road, Suite 103
Ocala, FL 34474

File No.: 216764-53

WARRANTY DEED

This indenture made on June 17, 2022 by **William E. Byrd, Jr. and Susan L. Byrd**, husband and wife, whose address is: 16635 CR 8240, Rolla, MO 65401 hereinafter called the "grantor", to **Carrie Searfoss-Locke, a married woman**, whose address is: 10114 Southwest 42nd Avenue, Ocala, FL 34476, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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 Marion County, Florida, to-wit:

Lot 13, Block 29, OCALA WATERWAY ESTATES, according to the Plat thereof, recorded in Plat Book K, Page(s) 52, 52A to 52K of the Public Records of Marion County, Florida.

Parcel Identification Number: **3578-029-013**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written,

William E. Byrd, Jr.

William E. Byrd, Jr.

Susan L. Byrd

Susan L. Byrd

Signed, sealed and delivered in our presence:

Jaclyn L. Thompson

1st Witness Signature

Braxton M. Stein

2nd Witness Signature

Print Name: Jaclyn L. Thompson

Print Name: Braxton M. Stein

State of MO

County of Phelps

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on June 16, 2022 by William E. Byrd, Jr. and Susan L. Byrd, who () is/are personally known to me or who () produced a valid Driver's License as identification.

Jaclyn L. Thompson

Notary Public Signature

Printed Name: Jaclyn L. Thompson (NOTARY SEAL)

My Commission Expires: 12-22-2023

