

Prepared by and return to:  
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Inst: 202215000762 Date: 02/18/2022 Time: 9:24AM  
Page 1 of 2 R: 580 P: 722, Barbie Higginbotham  
Clerk of Court Dixie, County, Fl: KH  
Deputy Clerk/Doc Stamp-Deeds: 0.70

NOTE: This is a transfer of unencumbered property for no consideration and, accordingly, no documentary stamp taxes are due herewith.

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## Warranty Deed

This Warranty Deed made this 14 day of FEB, 2022 between Ted Owens, a married man whose post office address is 7451 S. Dayton Point, Lecanto, FL 34461, grantor, and Thomas Owens and Patricia Owens, husband and wife whose post office address is 25221 SE Hwy 19, Old Town, Florida 32680 grantees:

(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 Dixie County, Florida to-wit:

Lot 14, Crowthorn Commerce Park Subdivision, according to the plat thereof recorded in Plat Book 1, page 151, public records of Dixie County, Florida.

Parcel ID #: 23-10-13-0000-0140 & 23-10-13-0000-0141

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Said property is not, nor has it ever been, the homestead of grantor, grantor's spouse, or grantor's children under the laws and constitution of the State of Florida.

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.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

  
Ted Owens

  
WITNESS Angela Corsetti


Witness #1 Print Name

  
WITNESS

  
Witness #2 Print Name

STATE OF FLORIDA  
COUNTY OF DIXIE

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online  
notarization this 17<sup>th</sup> day of October, 2021, by Ted Owens.

  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: FL/DL  
Type of Identification  
Produced: \_\_\_\_\_