

Inst. Number: 201660025100 Book: 3144 Page: 490 Date: 8/24/2016 Time: 3:51:23 PM Page 1 of 1
Doc Deed: 23.80 Gloria Hayward Clerk of Courts, Sumter County, Florida

10.00 Rec
23.80 Doc
33.80
3349.02

Prepared by and return to:
Cara C. Singeltary, Esq.
Hunt Law Firm, P.A.
601 S 9th Street
Leesburg, FL 34748
352-365-2262

Inst: 201660025100 Date: 8/24/2016 Time: 3:51 PM
Doc Stamp-Deed: 23.80
DC: Gloria R. Hayward, Sumter County Page 1 of 1 B: 3144 P: 490

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED
(Deed in Lieu of Foreclosure)

THIS SPECIAL WARRANTY DEED is made this 24th day of April 2016 by and between ESTATE OF ZANNA PEARL CROSBY C/O ROBERT BURL CROSBY, a married man, whose mailing address is 521 Yelvington Road, East Palatka, FL 32131, hereinafter "Grantor," and CITY OF CENTER HILL, FLORIDA, a political subdivision of the State of Florida, whose mailing address is P.O. Box 649, Center Hill, FL 33514, hereinafter "Grantee."

WITNESSETH that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby convey all right, title, interest, claim, and demand, if any, which Grantor has in and to the following land situated, lying, and being in Sumter County, Florida, to wit:

Lot 7 of Williams Addition to Center Hill, Plat Book 1, Page 48. REPLATED as Lot 102 of New Plat of Center Hill, Plat Book 1, Pages 77-78, in Section 22, Township 21 South, Range 23 East, Sumter County, Florida

Subject to easements, restrictions, reservations and mortgages of record, if any, but not to reimpose any void or lapsed restrictions or easements.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of grantors, either in law or equity, for the use, benefit, and profit of the said Grantee forever.

GRANTOR covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; and that Grantor warrants the title to the property for any acts of Grantor, and will defend it against the lawful claims of all persons claiming by, through, or under Grantor.

GRANTOR hereby certifies that the above lands are not the Grantor's homestead.

This Deed in lieu of foreclosure is an absolute conveyance of Grantor's interest only, and is satisfaction of that certain Lien in favor of Grantee dated November 29, 2012, recorded on December 6, 2012, in Official Records Book 2332 at Page 733 of the Public Records of Sumter County, Florida as to Grantor only.

IN WITNESS WHEREOF the said Grantor has hereunto set his hand and seal on this 29th day of April 2016.

Signed, sealed, and delivered in the presence of:

Witnesses as to Grantor:
Diane R. Hedstrom
Dallas B. Hedstrom
Kristen Gresham
Kristen Gresham

GRANTOR:
ROBERT BURL CROSBY FOR THE ESTATE OF ZANNA PEARL CROSBY
By: Robert Burl Crosby

STATE OF Florida
COUNTY OF Putnam

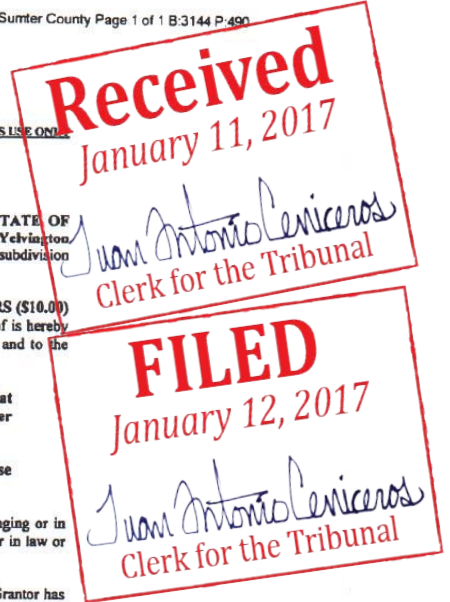
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ROBERT BURL CROSBY FOR THE ESTATE OF ZANNA PEARL CROSBY, who is personally known to me or who has produced an identification as identification and who did/did not take an oath, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed on this 29 day of April 2016.

(SEAL)

Amanda Hutchinson
NOTARY PUBLIC



Notary Name Printed: Amanda Hutchinson
My Commission Expires: 01/19/2020



Inst. Number: 201660007795 Book: 3079 Page: 183 Date: 3/23/2016 Time: 11:46:58 AM Page 1 of 1
Gloria Hayward Clerk of Courts, Sumter County, Florida

13-20

Prepared by John Fulks, Trustee
Record and Return to: NAC 84VTS MSXCP
16030 S Hwy 301
Sumnerfield, Florida 34491

Inst:201660007795 Date:3/23/2016 Time:11:46 AM
Doc Stamp-Deed:0.70
DC.Gloria R. Hayward,Sumter County Page 1 of 1 B:3079 P:183

FILED
January 12, 2017
Juan Antonio Cervieros
Clerk for the Tribunal

Quit Claim DEED

This Quit Claim Deed made on the 13 day of January, 2016
Between Robert Burl Crosby Robert B Crosby
Whose mailing address is: 521 Yelvington Road, East Palatka, FL 32931
Hereinafter called the First Party,
and John Harold Fulks, PMA
Whose mailing address is: RR1, The United States of America; NAC : 84VTS MSXCP
Hereinafter called the Second Party,

WITNESSETH, that the First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand with the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Sumter, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED. Lot 102, New Plat, Book 1, Page 78
Public Lands, Sumter County, Florida

TAX FOLIO NUMBER: 922090

To have and to hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behoof of the said second party.

IN WITNESS WHEREOF, the First party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, this 13 day of January, 2016.

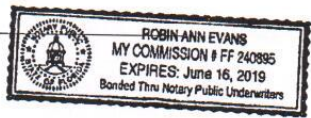
(Wit.) Robin Ann Evans Robert Burl Crosby (Seal)
Robin Ann Evans Robert Burl Crosby
(Wit.) Robin Ann Evans (Seal)
Robin Ann Evans Edwards

State of Florida
County of Putnam

The foregoing instrument is acknowledged before me on this 13 day of January, 2016 by Robert Crosby/John Fulks who is personally known to me or who has/have produced Self as identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.
Robin Ann Evans
Notary Public

My commission expires (Affix Notary Seal)



Received
January 11, 2017
Juan Antonio Cervieros
Clerk for the Tribunal

Inst. Number: 201660036374 Book: 3192 Page: 265 Date: 12/13/2016 Time: 3:21:29 PM Page 1 of 2
Doc Deed: 0.7000 Gloria Hayward Clerk of Courts, Sumter County, Florida

#100.00
.70

Inst. 201660036374 Date: 12/13/2016 Time: 3:21 PM
Doc Stamp-Deed: 0.7000
DC, Gloria R. Hayward, Sumter County Page 1 of 2 B:3192 P:265

Received
January 11, 2017
Juan Antonio Beniceros
Clerk for the Tribunal

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR SUMTER COUNTY, FLORIDA

CITY OF CENTER HILL, FLORIDA,
A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA

CASE NO.: 2014 CA 000996

Plaintiff,

v.

JOHN HAROLD FULKS, et al

Defendants.

FILED IN THE OFFICE OF
CLERK OF CIRCUIT COURT
SUMTER COUNTY, FLA
2016 DEC 13 11:06 AM
GLORIA R. HAYWARD
CLERK OF CIRCUIT COURT
D.C.

CERTIFICATE OF TITLE

The undersigned, Gloria R. Hayward, Sumter County Clerk of the Court, hereby certifies that a Certificate of Sale has been executed and filed in this action on 12/11, 2016, for the property described herein, and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Sumter County, Florida:

Lot 7 of Williams Addition to Center Hill, Plat Book 1, Page 48. REPLATED as Lot 102 of New Plat of Center Hill, Plat Book 1, Pages 77-78, in Section 22, Township 21 South, Range 23 East, Sumter County, Florida.

was sold to: City of Center Hill Florida
A Political Subdivision of the State of Florida
98 Virginia Avenue
Center Hill, FL 33514

WITNESS my hand and seal of the court this 13th day of December, 2016

FILED
January 12, 2017
Juan Antonio Beniceros
Clerk for the Tribunal

Gloria R. Hayward
Clerk of the Circuit Court



By: Ment Crane
Deputy Clerk

Inst. Number: 201660036374 Book: 3192 Page: 266 Date: 12/13/2016 Time: 3:21:29 PM Page 2 of 2
Doc Deed: 0.7000 Gloria Hayward Clerk of Courts, Sumter County, Florida

Inst: 201660036374 Date: 12/13/2016 Time: 3:21 PM
Doc Stamp-Deed 0.7000
CC: Gloria R. Hayward, Sumter County Page 2 of 2 B:3192 P:266

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by U.S. Mail/ ~~Hand Delivery~~ to

Elizabeth Adams
23365 N E 6th Ave.
Lawtey, Fl. 32058-4000

Julia O'Quinn
2050 NW 165 St.
Citra, Fl. 32113

Chiquita Naomi Young
1817 Devonshire Dr.
Garland, TX 75041

Hunt Law Firm PA
601 S. 9th Street
Leesburg, Fl. 34748

John Harold Fulks
16030 S US Hwy 301
Summerfield, Fl 34491

Mary Ruth Gray
P.O. Box 11
Wildwood, Fl 34785

Alice Faye Thomas
Star Rt. 1 Box 50
Zenia, CA 95495

Received
January 11, 2017
Juan Antonio Ceniceros
Clerk for the Tribunal

FILED
January 12, 2017
Juan Antonio Ceniceros
Clerk for the Tribunal

DATED THIS 13th DAY OF December, 2016.



GLORIA R. HAYWARD
CLERK OF CIRCUIT COURT

By: Mewt Crane
Deputy Clerk