

Inst. Number: 201660025101 Book: 3144 Page: 491 Date: 8/24/2016 Time: 3:51:23 PM
Doc Deed: 23.80 Gloria Hayward Clerk of Courts, Sumter County, Florida

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

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

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DC: Gloria R. Hayward, Sumter County Page 1 of 1 031447491

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED
(Deed in Lieu of Foreclosure)

THIS SPECIAL WARRANTY DEED is made this 05 day of April 2016 by and between RICHARD JOEL CROSBY, a married man, whose mailing address is 5796 CR 724, Nacogdoches, TX 75964, 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 Book1, 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 2532 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 05 day of April 2016.

Signed, sealed, and delivered in the presence of:

Witnesses as to Grantor:
Prague Spain
Maricela Rosales

GRANTOR:
RICHARD JOEL CROSBY
By: Richard Joel Crosby

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

STATE OF Texas
COUNTY OF Angelina

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, RICHARD JOEL CROSBY, who is personally known to me or who has produced Drivers License 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 05 day of April 2016.

(SEAL)

MARIA S. LOPEZ
Notary Public
State of Texas
My Comm. Expires 08-28-2019

Maria Lopez
NOTARY PUBLIC
Notary Name Printed: Maria Lopez
My Commission Expires: 8-28-19



STATE OF FLORIDA, COUNTY OF SUMTER
I HEREBY CERTIFY that the above and foregoing is a true copy of the original
Gloria Hayward, Clerk of Circuit Court
By: Gloria Hayward
Dated: 10/24/16

MARIA S. LOPEZ
Notary Public
State of Texas
My Comm. Expires 08-28-2019

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