

Prepared by and Return to:  
Tracy Gough  
Southern Sun Title Company  
7751 South Suncoast Boulevard  
Homosassa, FL 34446  
(352) 382-3339

File No.: 16-08-8890

## WARRANTY DEED

This indenture made on A.D. Oct 6, 2016, by

Henry Gulczewski and Sylvia Gulczewski, husband and wife

whose address is: 44 Benedict Drive, Rochester, NY 14624  
hereinafter called the "grantor", to

Kenneth B. Stempien and Joan C. Stempien, husband and wife

whose address is: 27 HACKBERRY DR. HOMOSASSA, FL 34446  
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)

**Witneseth**, 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 Citrus County, FL, to-wit:

Lot 22, Block B-67, SUGARMILL WOODS CYPRESS VILLAGE, according to the plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

**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 2015.

Henry Gulczewski and Sylvia Gulczewski have been continuously married from the time they acquired title to subject property without any interruptions.

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

Signed, sealed and delivered in our presence:

Danielle Smallridge  
Witness Signature

Danielle Smallridge  
Printed Name

Rebecca L Parker  
Witness Signature  
**REBECCA L. PARKER**

Printed Name

Henry Gulczewski  
Henry Gulczewski

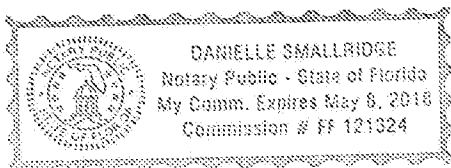
Henry M Gulczewski  
Sylvia Gulczewski, by Henry M. Gulczewski,  
POA

State of Florida

County of: Citrus

Sworn To, Subscribed and Acknowledged before me on this 6<sup>th</sup> day of October, 2016, by  
Henry Gulczewski, individually and as Attorney-In-Fact (POA) for Sylvia Gulczewski, who is/are personally  
known to me or who has/have produced FL Drivers License as identification.

SEAL



Danielle Smallridge  
Notary Public  
Danielle Smallridge  
Notary Print Name  
My Commission Expires: \_\_\_\_\_