

Prepared by:

Tracy Kjos, an employee of  
Express Title Services of Citrus, Inc.,  
2704 W. Woodview Lane  
Lecanto, Florida 34461

RECORD & RETURN TO:  
GRANTEE

Consideration: \$4,500.00  
File Number: 17-0441

## General Warranty Deed

Made this September 29, 2017 A.D. By

**Charles Palhano**, 647 Darkwood Ave., Ocoee FL 34764, hereinafter called the grantor, to

**German Perez Celis**, whose post office address is: 7948 N. Pocono Dr. Citrus Springs FL 34434, hereinafter called the grantee:

(Whenever used herein the term "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)

**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 Citrus County, Florida, viz:

Lot 23, Block 724 of CITRUS SPRINGS UNIT 7, according to the Plat thereof as recorded in Plat Book 6, Page(s) 33 through 39, of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **18E17S100070 07240 0230**

**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, 2016.

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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness Sign: [Signature]  
Witness Printed Name GABRIELA GARCIA

✓ [Signature] (Seal)  
**Charles Palhano**  
Address: 647 Darkwood Ave., Ocoee, Florida 34761

Witness Sign: [Signature]  
Witness Printed Name LISA MALIKOWICZ

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September, 2017, by Charles Palhano, who is/are personally known to me or who has produced FL DL as identification.

AFFIX NOTARY SEAL:

[Signature]  
Notary Public  
Print Name: SAFRAZ JADDUNATH  
My Commission Expires: 6/2/2020



Safraz Jaddunath  
State of Florida  
My Commission Expires 06/02/2020  
Commission No. FF 998459