

**Prepared by and Return To:**

Kelley Paul  
Wollinka Wikle Title Insurance Agency, a division of  
LandCastle Title Group, LLC  
7076 W. Gulf to Lake Highway  
Crystal River, FL 34429

**Order No.:** CR311809024

For Documentary Stamp Tax purposes the  
consideration is \$152,000.00

**Doc Stamp:** \$1,064.00

APN/Parcel ID(s): 17E18S170010 00080 0020  
Tax/Map ID(s): 2371986

**WARRANTY DEED**

THIS WARRANTY DEED dated September 25, 2018, by Dionco Holdings Limited, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Karen Elizabeth Prijatel, as Trustee of The Karen E. Prijatel Revocable Trust and Sharon Louise Kerner, as Trustee of The Sharon L. Kerner Revocable Trust, whose post office address is 3885 N. Nokomis Point, Crystal River, FL 34428, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 2, Block 8, Woodland Estates Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 48, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2017.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

*Dwayne A Harrell*  
Witness Signature

Dwayne A Harrell  
Print Name

*Kelley Paul*  
Witness Signature

Kelley Paul  
Print Name

Dionco Holdings Limited, LLC,  
a Florida Limited Liability Company

BY: *Mary G. Dion*  
Mary G. Dion  
Manager

Address: \*~~1610 NW 22nd Street~~  
~~Crystal River, FL 34429~~  
\* P.O. Box 595  
Homosassa Springs, FL 34447

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me this 25th day of September, 2018, Mary G. Dion, manager for Dionco Holdings Limited, LLC, a Florida Limited Liability Company, to me known to be the person(s) described in or who has/have produced \_\_\_\_\_ as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 25 day of September, 2018.

*Kelley Paul*  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

