

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

File No.: 18-10-9953

**WARRANTY DEED**

Made this Oct 17<sup>th</sup>, of 2018 by and between

**Arthur Richard Corrie and Laura Anne Corrie, husband and wife and Frank R. Puglia, Jr. and Michelle Puglia, husband and wife, as Tenants In Common**

whose address is: **31 Tall Marigolds Ct , Homosassa, FL 34446 & 33 Walnut Ave., Patchogue, NY 11772**

hereinafter called the "grantor", to

**Eric R. Shults and Kim L. Shults, husband and wife**

whose post office address is: 24 Beverly Ct., 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)

**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**, to-wit:

Lot 8, Block B-11, 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, of the Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **1533325**

**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.

Frank R. Puglia, Jr.  
Frank R. Puglia, Jr.

Michelle Puglia  
Michelle Puglia

Signed, sealed and delivered in the presence of these witnesses:

Guy Ferrante  
Witness Signature

Michael Margulies  
Witness Signature

Print Name: Guy Ferrante

Print Name: Michael Margulies

State of New York

County of Suffolk

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 10/17/18,  
by, **Frank R. Puglia, Jr. and Michelle Puglia, husband and wife** who is personally known to me or has  
produced NYS Drivers License  
as identification.

**Nicholas Gallo**  
Notary Public, State of New York  
No. 01GA6373293, Suffolk County  
Commission Expires April 9, 2022

Nicholas Gallo  
NOTARY PUBLIC

Nicholas Gallo  
Notary Print Name  
My Commission Expires: 04/09/2022

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.

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

Arthur Richard Corrie

Laura Anne Corrie

Signed, sealed and delivered in the presence of these witnesses:

Witness Signature

Witness Signature

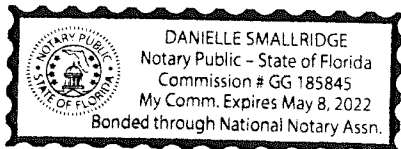
Print Name: Danielle Smalley

Print Name: REBECCA L. PARKER

State of FL

County of CITRUS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 10/17/18,  
by, Arthur Richard Corrie and Laura Anne Corrie, husband and wife who is personally known to  
me or has produced \_\_\_\_\_  
as identification.

  
NOTARY PUBLIC

Danielle Smalley  
Notary Print Name  
My Commission Expires: \_\_\_\_\_