

After Recording Return to:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446

This Instrument Prepared by:
Shari J Justice
Stewart Title Company
4771 South Suncoast Blvd
Homosassa, FL 34446
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
17E20S08 0010 0080
File No.: 689540

WARRANTY DEED

This Warranty Deed, Made the 23 day of MARCH, 2020, by Thomas H. Cieplenski and Anastasia Brady Cieplenski, husband and wife, whose post office address is: 1833 Virginia Lee circle, Brooksville, FL 34602 hereinafter called the "Grantor", to AVA & DEB'S FISH CAMP, LLC, a Florida limited liability company, whose post office address is: 3511 PALM HARBOR BLVD, PALM HARBOR 34683, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Thirty One Thousand Dollars and No Cents (\$31,000.00)** 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:

Lots 8, 9, 22 and 23, Mason Park Unit No. 1, according to the Map or Plat thereof as recorded in Plat Book 3, Page 3, of the Public Records of Citrus County, Florida.

The 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 member of the household of Grantor(s) reside thereon.

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, 2019, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Barbara McKinnell Thomas H. Cieplenski
Printed Name: Barbara McKinnell Thomas H. Cieplenski

Witness Signature: Shari J Justice Anastasia Brady Cieplenski
Printed Name: SHARI J JUSTICE Anastasia Brady Cieplenski

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of MARCH, 2020 by Thomas H. Cieplenski and Anastasia Brady Cieplenski, husband and wife, who has produced driver license(s) as identification.

Shari J Justice
Notary Public Signature
Printed Name: Shari J Justice
 Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: _____
(SEAL)

