

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Erica M. Henick

American Title Services of Citrus County, Inc.

2230 Highway 44 West

Inverness, FL 34453

Property Appraisers Parcel I.D. No: **20E-19S-07-0060-1140**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 4th day of may, 2020 by **JOSEPH MAZZOTTA and JOANNA MAZZOTTA, husband and wife**, herein called the grantors, to **MOON LAKE INVESTMENTS, INC.**, whose post office address is 9501 S. ISTACHATTA ROAD, FLORAL CITY, FL 34436, 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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of **\$3,000.00** 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, State of Florida, viz.:

Lot 114, White Lake Subdivision Unit No. 2, a subdivision, according to the plat thereof described in Plat Book 7, at Page(s) 84, of the Public Records of Citrus County, Florida.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Warranty Deed

Page 2

Signed, sealed and delivered in the presence of:

Brenda L. T. Donovan
Witness #1 Signature
Brenda L. T. Donovan
Witness #1 Printed Name

Timothy J. Donovan
Witness #2 Signature
Timothy J. Donovan
Witness #2 Printed Name

Joseph Mazzotta
JOSEPH MAZZOTTA
100 ENFIELD AVE., PROVIDENCE, RI 02908

Joanna Mazzotta
JOANNA MAZZOTTA
100 ENFIELD AVE., PROVIDENCE, RI 02908

STATE OF Rhode Island
COUNTY OF Providence

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization this 4 day of May, 2020 by **JOSEPH MAZZOTTA and JOANNA MAZZOTTA, husband and wife** who are personally known to me or have produced **Driver's License** as identification.

SEAL

Timothy J. Donovan
Notary Public

My commission expires: 08-17-2023

Printed Notary Name

