

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **\$17,000.00**
File Number: 20-09251

General Warranty Deed

Made this September 25, 2020 A.D. By **Nancy T. Capaldo, unmarried widow and surviving spouse of Frank A Capaldo**, whose address is: 516 Meadow Circle, Valley Stream, New York 11580, hereinafter called the grantor, to **Thomas James Wells and Brandy Michelle Wells, husband and wife**, whose post office address is: 4605 CR 692, Webster, Florida 33597, 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 2, Block 897 of CITRUS SPRINGS UNIT 12, according to the Plat thereof as recorded in Plat Book 6, Page(s) 87 through 95, of the Public Records of Citrus County, Florida.

Grantor hereby warrants and certifies that she and Frank A Capaldo were continuously married, without interruption, from the time they purchased the above property through the date of his death.

Grantor hereby warrants and certifies that the above described proeprty is not her constitutional homestead as made and provided for by the State of Florida, and is not now and never has been contiguous to her homestead. The above described property is vacant land.

Parcel ID Number: **1372518**

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.

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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:

Jennifer Caccavale
Witness Printed Name Jennifer Caccavale

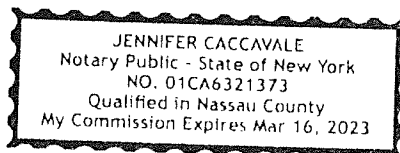
Nancy T. Capaldo (Seal)
Nancy T. Capaldo

Isene Moraglio
Witness Printed Name Isene Moraglio

____ (Seal)

State of New York
County of Nassau

The foregoing instrument sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or
____ online notarization this 25 day of September, 2020, by Nancy T. Capaldo, unmarried widow and surviving spouse of
Frank A Capaldo, who is/are personally known to me or who has produced NY State ID as identification.



Notary Public
Print Name: Jennifer Caccavale
My Commission Expires: 3/16/2023