

This Instrument Prepared By  
Record and Return to:  
Sheri N. Tassoni  
New Frontier Title, LLC.  
801 49th Street North, St. Petersburg, Florida 33710  
Agent File No.: 20-0201

Parcel Identification Number: 1528305

## **WARRANTY DEED**

***THIS INDENTURE***, made this 20th day of October, 2020 between **James Yount and Cathy Yount, husband and wife, whose address is: 12531 Saint Charlotte Drive, Tampa, Florida 33618,** GRANTOR, and **Soile Jarvenpaa, married woman, whose address is: 4541 S. Corbett Avenue, Homosassa, Florida 34446,** GRANTEE;

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties to this instrument and heirs, legal representatives, and assigns of individuals.)

***WITNESSETH***, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs, successors and assigns forever the following described land located in the County of Citrus, State of Florida, to-wit:

Lot 21, Block B-I, CYPRESS VILLAGE, SUGARMILL WOODS, 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; amended in Plat Book 9, Page 87-A, of the Public Records of Citrus County, Florida.

***SUBJECT TO*** all restrictions, reservations and easements of record, if any; zoning restrictions and prohibitions imposed by governmental authority, and taxes for the current year not yet due and payable.

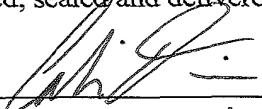
***TOGETHER WITH*** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

***TO HAVE AND TO HOLD***, the same in fee simple forever.


***AND THE SAID GRANTOR*** does hereby covenant with the 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, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness Printed Name Calvin Darville

  
\_\_\_\_\_  
James Yount (Seal)

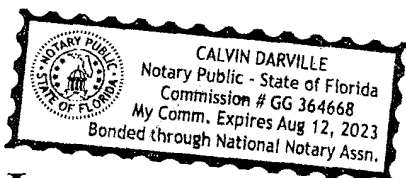
  
\_\_\_\_\_  
Witness Printed Name Marcellous Sullivan

  
\_\_\_\_\_  
Cathy Yount (Seal)


State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of October, 2020, by James Yount and Cathy Yount, husband and wife who are ☐ personally known to me or ☒ who have produced driver's license as identification.



SEAL

  
\_\_\_\_\_  
Notary Public  
Name: Calvin Darville  
My Commission Expires: 8/12/2023