

Prepared by and Return To:

Amanda Rowthorn
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312011001

For Documentary Stamp Tax purposes the
consideration is \$154,900.00

APN/Parcel ID(s): 17E18S060010 000B0 0260
Tax/Map ID(s): 1965764

WARRANTY DEED

THIS WARRANTY DEED dated December 31, 2020 by John Peter Rustek, III and
Chelsea Marie Rustek a/k/a Chelsea Marie Lee, husband and wife, hereinafter called the grantor, to
Vincent A. Bonanno, Jr. and Chelsea A. Bonanno, husband and wife, whose post office address is 11129
W Cedar Lake Dr, Crystal River, FL 34428, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00)
and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the
County of Citrus, State of Florida, to wit:

Lot 26, Block B, Cedar Lake Estates, according to the map or plat thereof, as recorded in Plat Book
11, Page(s) 130 and 131, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise
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, 2020.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Amanda Rowthorn
Print Name

[Signature]
John Peter Rustek, III

Chelsea Marie Rustek
Chelsea Marie Rustek a/k/a Chelsea Marie Lee

[Signature]
Witness Signature

Address: 1137 S Brookfield Dr
Lecanto, FL 34461

Michelle McMurray
Print Name

State of FL
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of December, 2020 by John Peter Rustek, III and Chelsea Marie Lee a/k/a Chelsea Marie Rustek, husband and wife, to me known to be the person(s) described in or who has/have produced Dr. Licink as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires:

