

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):
19E19S13 0040 00020 0220
File No.: 1029355

WARRANTY DEED

This Warranty Deed, Made the 26 day of FEBRUARY, 2021, by DT Villages Investment, LLC a Florida limited liability, having its place of business at: 5085 E Rosehill Drive, Floral City, FL 34436, hereinafter called the "Grantor", to Irymar Barbero and Luterne Blaquera, his wife married to each other, whose post office address is: 134 N Cunningham, Inverness, FL 34453, hereinafter called the "Grantee".
824 W DAMPIEN ST 34450

WITNESSETH: That said Grantor, for and in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)** 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:

Lot 22, Block 2, Inverness Village Unit 4, according to the map or plat thereof, as recorded in Plat Book 9, Pages 17-21, inclusive, 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 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, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its manager or member or officer duly authorized the day and year first above written.

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

Witness Signature: [Signature]
Printed Name: Shari J. Justice

DT Villages Investment, LLC
[Signature]
By: Antonius VanUsen, Manager

Witness Signature: [Signature]
Printed Name: L. J. Gorman

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of JANUARY, 2021 by Antonius VanUsen as Manager of DT Villages Investment, LLC. He/She is/are personally known to me.

[Signature] My Commission Expires: _____
Notary Public Signature (SEAL)
Printed Name: Shari J Justice

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

