

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: **21E-20S-06-004A-00250-1190**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 11th day of March, 2021 by **KRANSTON BERRY**, herein called the grantor, to **DAVID W. HAMILTON and MELISSA A. HAMILTON, husband and wife**, whose post office address is 5542 S. MARLIN POINT, FLORAL CITY, FL 34436, hereinafter called the Grantees:

(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 grantor, for and in consideration of the sum of **\$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, State of Florida, viz.:

Lots 119 and 120, Block 25, With-La-Popka Islands, Unit No. 4A, according to the plat thereof, recorded in Plat Book 4, Pages 110 and 111, of the Public Records of Citrus County, Florida.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

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


AND, the grantors hereby covenant with said grantees 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 incurred by the Grantors, except taxes for the current year and all subsequent years.

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

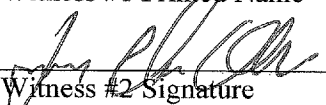
Warranty Deed

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Signed, sealed and delivered in the presence of:



Witness #1 Signature
Erica Henick
Witness #1 Printed Name



Witness #2 Signature
Juan C. Onofre
Witness #2 Printed Name



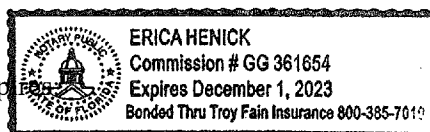
KRANSTON BERRY
932 LAKEWOOD AVE., TAMPA, FL 33613

**STATE OF FLORIDA
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of March, 2021 by **KRANSTON BERRY** who is personally known to me or has produced Driver's License as identification.

SEAL

My commission expires





Notary Public

Erica Henick

Printed Notary Name