

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **\$160,000.00**
File Number: 20-11456

General Warranty Deed

Made this March 9, 2021 A.D. By **Debra Ryan, Individually and as Personal Representative of the Estate of Catherine Sullivan, Debrah Wutzler, Individually and as Personal Representative of the Estate of Catherine Sullivan, Annette Applegate a/k/a Antoinette Applegate, Terri Stromquist, William Ringheisen a/k/a Joseph William Ringheisen, Jennifer Babin, Seven Gifts of Kindness LLC, a Florida Limited Liability Company and The Humane Society of Citrus County, Florida, Inc., a Florida Not For Profit Corporation**, hereinafter called the grantor, to **Daniel James Wilkinson, Jr., a single man, and Jeanne M. Beach, a single woman**, as Joint Tenants With Full Rights of Survivorship, whose post office address is: 1786 S Colonial Ave, Homosassa, FL 34448, 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:

The S 1/2 of Lot 12, WHISPERING WOODS, according to Map or Plat thereof as recorded in Plat Book 11, Pages 85 and 86 of the Public Records of Citrus County, Florida.

Together With That Certain Mobile Home Situate Thereon. bearing ID#SBHGA1130803389A/B.

Grantors hereby warrant and certify that the above described property is not their constitutional homestead as made and provided for by the laws of The State of Florida, and has not been contiguous to their homestead.

Grantors hereby warrant and certify that Catherine Sullivan, deceased, was not survived by either spouse or minor child.

Parcel ID Number: **2583436**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

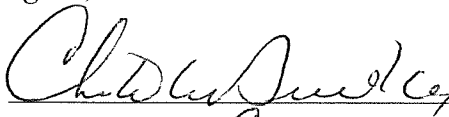
To Have and to Hold, the same in fee simple forever.


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.

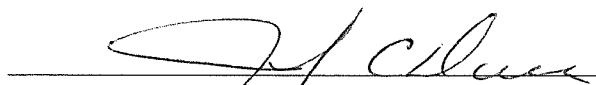
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Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

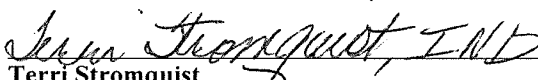
Signed, sealed and delivered in our presence:


Witness Printed Name Christine Gonda Rudger


Debra Ryan, Ind & PR (Seal)
728 E Knightsbridge Pl, Lecanto, FL 34461

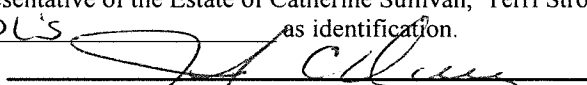

Witness Printed Name Jenn. C. Duca

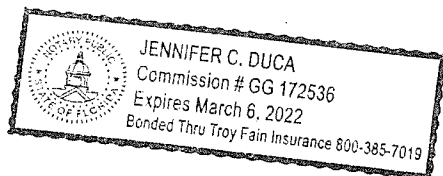

Debrah Wutzler, Ind & PR (Seal)
261 N Indianapolis Ave, Hernando, FL 34442


Terri Stromquist (Seal)
6449 W Appomattox Ln, Homosassa, FL 34448

State of FL
County of Citrus

The foregoing instrument sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or
☐ online notarization this 9 day of March, 2021, by Debra Ryan, Individually and as Personal Representative of the Estate of
Catherine Sullivan, Debrah Wutzler, Individually and as Personal Representative of the Estate of Catherine Sullivan, Terri Stromquist,
who is/are personally known to me or who has produced FL DLS as identification.


Notary Public
Print Name: Jennifer C. Duca
My Commission Expires: _____



Prepared by:

Jennifer C. Duca

Citrus Title Company, LLC

112 W. Highland Boulevard

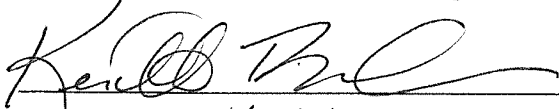
Inverness, Florida 34452

Consideration: **\$160,000.00**

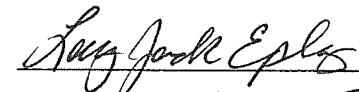
File Number: 20-11456

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:



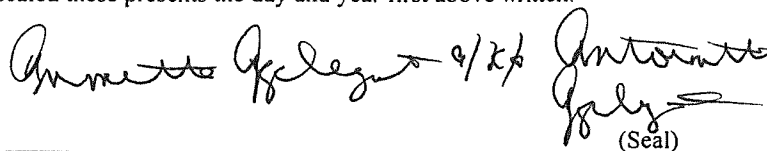
Witness Printed Name Kerith Branham



Witness Printed Name LARRY JACK EPLEY

State of South Carolina

County of Greenville

 (Seal)

Annette Applegate a/k/a Antoinette Applegate
612 Kingsmoor Dr, Simpsonville, SC 29681

_____(Seal)

The foregoing instrument sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or
____ online notarization this 8th day of March, 2021, by Annette Applegate a/k/a Antoinette Applegate, who is/are personally
known to me or who has produced in person as identification.


Notary Public

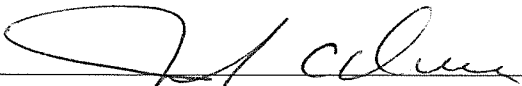
Print Name: Pamela L. Martin

My Commission Expires: 1/23/22


Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **\$160,000.00**
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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:



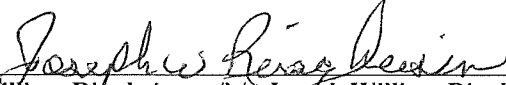
Witness Printed Name Jennifer C. Duca



Witness Printed Name Emma L. Freeman

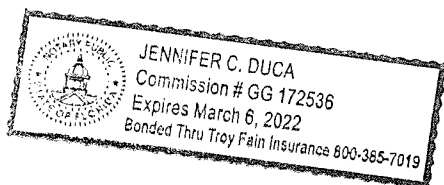
State of FL
County of Citrus

The foregoing instrument sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or
____ online notarization this 9 day of March, 2021, by William Ringheisen a/k/a Joseph William Ringheisen, who is/are
personally known to me or who has produced FL DL as identification



William Ringheisen a/k/a Joseph William Ringheisen
1818 S Colonial Ave, Homosassa, FL 34448

(Seal)





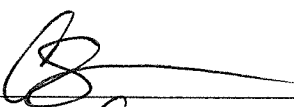
Notary Public
Print Name: Jennifer C. Duca

My Commission Expires: _____

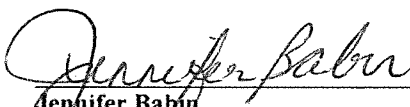
Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **\$160,000.00**
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

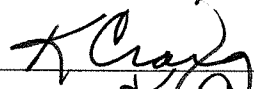
Signed, sealed and delivered in our presence:



Witness Printed Name C. Sylvester



Jennifer Babin (Seal)
822 E Maple St, Holly, MI 48442

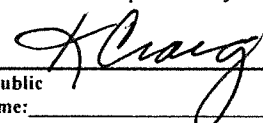


Witness Printed Name K. Craig

(Seal)

State of Michigan
County of Oakland

The foregoing instrument sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or
online notarization this 9th day of March, 2021, by Jennifer Babin, who is/are personally known to me or who has produced
MI DL as identification.

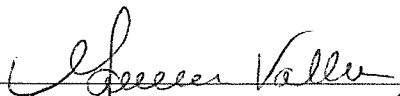


Notary Public
Print Name: K. CRAIG
My Commission Expires: Notary Public, Oakland County, Michigan
My Commission Expires June 25, 2025

Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **\$160,000.00**
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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:



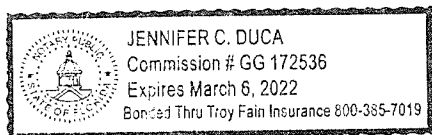
Witness Printed Name Gabrielle Valle

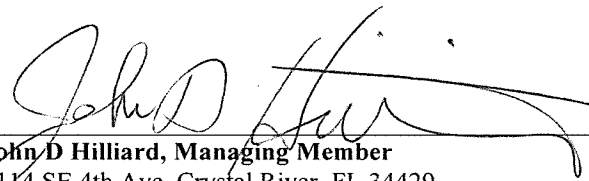


Witness Printed Name Jennifer C. Duca

State of FL
County of Citrus

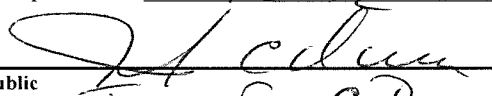
The foregoing instrument sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or
☐ online notarization this 10 day of March, 2021, by John D Hilliard, Managing Member of Seven Gifts of Kindness LLC, a
Florida Limited Liability Company, who is/are personally known to me or who has produced FL ID as
identification.





John D Hilliard, Managing Member
1114 SE 4th Ave, Crystal River, FL 34429

(Seal)

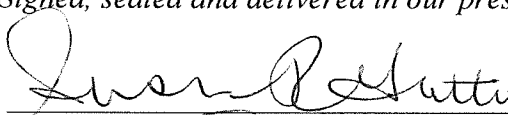


Notary Public
Print Name: Jennifer C Duca
My Commission Expires: _____


Prepared by:
Jennifer C. Duca
Citrus Title Company, LLC
112 W. Highland Boulevard
Inverness, Florida 34452
Consideration: **\$160,000.00**
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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:



Witness Printed Name Susan R. Gratto



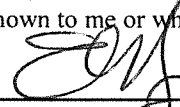
Karron Curtis, Vice President (Seal)
PO Box 2283, Inverness, FL 34451



Witness Printed Name Emma L. Freeman

State of Florida
County of Citrus

The foregoing instrument sworn to (or affirmed) and subscribed before me by means of ✓ physical presence or
____ online notarization this 9 day of March, 2021, by Karron Curtis, Vice President of The Humane Society of Citrus County,
Florida, Inc., A Florida Not For Profit Corporation, who is/are personally known to me or who has produced
FLDL as identification.



Notary Public
Print Name: Emma L. Freeman
My Commission Expires: _____



EMMA L. FREEMAN
Notary Public, State of Florida
Commissions # HH 6132
Expires June 2, 2024
Bonded Thru Western Surety Company - Southeast Team