



Prepared by and Return to:  
Trish Wakefield, an employee of  
First International Title, Inc.  
213 Courthouse Square  
Inverness, FL 34450

File No.: 173255.2-51

## **WARRANTY DEED**

This indenture made on April 23, 2021 by **Eloy L. Nunez and Maria E. Nunez husband and wife** whose address is: 1090 E Crown of Roses Loop, Inverness, FL 34453 hereinafter called the "grantor", to **Wenli Cummings a single woman and Hua Han a single man** whose address is: 1166 Wading Waters Circle, Winter Park, FL 32792, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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**, to-wit:

Lot 20, Block 1, CLEARVIEW ESTATES, according to the Plat thereof, recorded in Plat Book 13, Page(s) 57 to 61 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 2528753

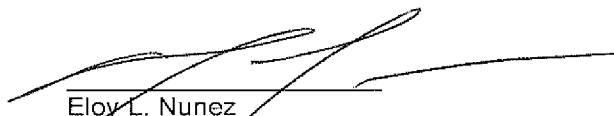
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

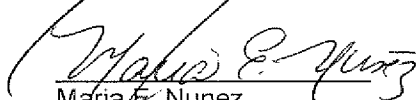
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

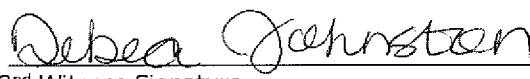
  
Eloy L. Nunez

  
Maria E. Nunez

Signed, sealed and delivered in our presence:



1<sup>st</sup> Witness Signature



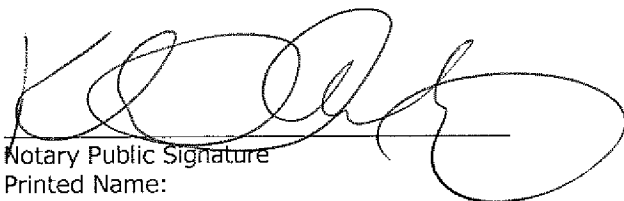
2<sup>nd</sup> Witness Signature

Print Name: Kristina Armstrong Print Name: Debra Johnston

State of Florida

County of Citrus

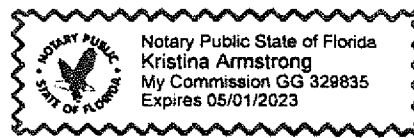
The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on April 26, 2021, by Eloy L. Nunez and Maria E. Nunez who (  ) is/are personally known to me or who (  ) has/have produced the following as identification: Driver's License.



Notary Public Signature

Printed Name:

My Commission expires:



(NOTARY SEAL)