

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):  
17E18S17 0010 00050 0040  
File No.: 1278066

**WARRANTY DEED**

This Warranty Deed, Made the 25 day of JUNE, 2021, by Frank Paul Blandin and joined by Maria Blandin, his wife, and Laura L. Blandin, as Joint Tenants with Rights of Survivorship, whose post office address is: 215 Trillium Ave., Summerville, SC 29483, hereinafter called the "Grantor", to William Ruiz and Cinda Ruiz, Trustees of the William Ruiz and Cinda Ruiz Revocable Living Trust dated December 1, 2009, with full power and authority to protect, sell, convey, encumber, mortgage, or to otherwise manage and dispose of the herein property, including the right to homestead, whose post office address is: 129 SE Paradise Point Rd. Apt. 1, Crystal River, FL 34429, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Two Hundred Eight Thousand Dollars and No Cents (\$208,000.00)** 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 4, Block 5, Woodland Estates Unit No. 1, according to the map or plat thereof, as recorded in Plat Book 3, Page 48, of the Public Records of Citrus County, Florida.

The property is not the homestead of **Laura L. Blandin** Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**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.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

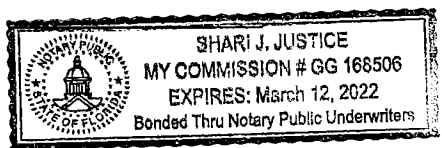
SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Karen S Carnes Frank Paul Blandin  
Printed Name: KAREN S CARNES Frank Paul Blandin  
Witness Signature: Shari J Justice Maria Blandin  
Printed Name: SHARI J JUSTICE Maria Blandin

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of JUNE, 2021 by **Frank Paul Blandin and Maria Blandin** who has produced DL UC as identification.

Shari J Justice My Commission Expires:  
Notary Public Signature (SEAL)  
Printed Name: SHARI J JUSTICE  
 Online Notary (Check Box if acknowledgment done by Online Notarization)



Witness Signature: [Signature]  
Printed Name: Dylan Renwick

Laura L. Blandin  
Laura L. Blandin

Witness Signature: [Signature]  
Printed Name: Mayra Duarte

State of California  
County of CONTRA COSTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of June, 2021 by **Laura L. Blandin, as Joint Tenants with Rights of Survivorship**, who has produced CA DL as identification.

[Signature]  
Notary Public Signature  
Printed Name: Nicole Carmody

My Commission Expires: March 12, 2025  
(SEAL)

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

\* Please see attached CA Jurat &  
Notary Seal



# Notary Jurat

CALIFORNIA JURAT WITH AFFIANT STATEMENT

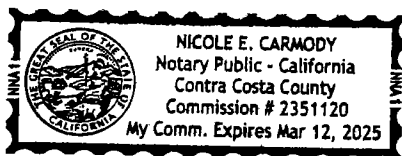
GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 23rd day of June, 2021,  
by Laura L. Blandin, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Notary Signature Nicole Carmody  
NICOLE CARMODY

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_