

Prepared by and Return To:
Peggy Connor
Masterpiece Title, a division of LandCastle Title
Group, LLC
15302 Casey Road
Tampa, FL 33624

Order No.: MP7121-00410

APN/Parcel ID(s): 21E20S06004A 00250 1510

WARRANTY DEED

THIS WARRANTY DEED dated 8/27/21, by Alvard M. Voegelin, Jr. and Anna K. Voegelin, husband and wife, hereinafter called the grantor, to Melissa Yost, a single woman, whose post office address is 11804 East Crowder Court, Floral City, FL 34436, hereinafter called the grantee:

(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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Parcel 1: Lot(s) 151, 152, 153 and 154, Block 25, With-La-Popka Island Unit No. 4-A, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 110 and 111, of the Public Records of Citrus County, Florida.

Parcel 2: Lot 155, Block 25, With-La-Popka Island Unit No. 4-A, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 110 and 111, of the Public Records of Citrus County, Florida.

Parcel 3: Lot 156, Block 25, With-La-Popka Island Unit No. 4-A, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 110 and 111, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

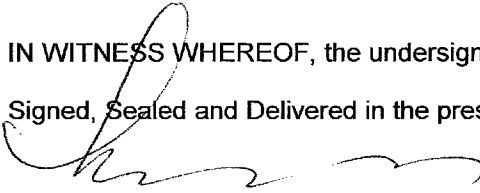
TO HAVE AND TO HOLD the same in Fee Simple forever.

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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



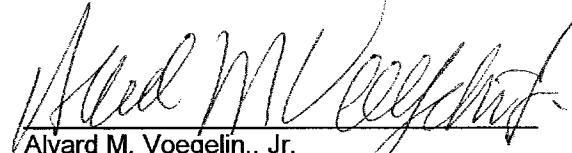
Witness Signature

Norma Tamburini
Print Name



Witness Signature

LORRAINE CONZOLE
Print Name



Alvard M. Voegelin, Jr.

Anna K. Voegelin
Anna K. Voegelin

Address: 6431 W Richard Dr
Spring Hill, FL 34607

State of Florida
County of HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of August 2021 by ALVARD M. VOEGELIN JR and ANNA K. VOEGELIN to me known to be the person(s) described in or who has/have produced DR LICENSE as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



NOTARY PUBLIC
My Commission Expires: MARCH 17, 2023

