

This Instrument Prepared By and
After Recording Return to:

Jeannette M. Haag, Esquire
Haag, Friedrich & Williams, P.A.
452 Pleasant Grove Road
Inverness, Florida 34452

Property Appraiser's Identification Number: 18E 17S 100040 04550 0020
Alternate Key: 1294410

(CORRECTIVE)

WARRANTY DEED

THIS WARRANTY DEED executed this 8th day of September, 2021, by **DAVID K. BLACKSHEAR and MARY BLACKSHEAR, his wife**, whose post office address is 4537 N. Pine Valley Loop, Lecanto, Florida 34461, Grantors, to **VICTOR M. SERRANO and CHERI SERRANO, his wife**, whose post office address is 2681 W. Flame Loop, Citrus Springs, Florida 34434, Grantees:

WITNESSETH: that the Grantors, for and in consideration of the sum of LOVE AND AFFECTION, and other valuable considerations, the receipt whereof is hereby acknowledged, by these presents does grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantees all that certain land situate in the County of Citrus, State of Florida, viz:

LOT 2, BLOCK 455 of CITRUS SPRINGS UNIT 4, according to the plat thereof recorded in Plat Book 5, Pages 133 thru 152, Public records of Citrus County, Florida

SUBJECT to lien of taxes for 2021 and subsequent.

SUBJECT to easements, restrictions, covenants, limitations and conditions of record, if any.

THE consideration for this deed is the love and affection that naturally exists between family members. Accordingly, pursuant to Florida Statutes 201.01 et. seq., and F.A.C. 12B-4.014(2)(c), only minimum documentary stamp tax is due.

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

"RADON GAS: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY PUBLIC HEALTH UNIT."

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 GRANTORS hereby covenants with said GRANTEES that the GRANTORS is lawfully seized of said land in fee simple; that the GRANTORS has good right and lawful authority to sell and convey said land, and hereby 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, 2021.

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

Signed, sealed and delivered
in the presence of:

Cindy L Russell
Witness Signature

Cindy L Russell
Printed Name

Crystal Daniels
Witness Signature

Crystal Daniels
Printed Name

David K. Blackshear

DAVID K. BLACKSHEAR
Address: 4537 N. Pine Valley Loop
Lecanto, Florida 34461

Mary Blackshear

MARY BLACKSHEAR
Address: 4537 N. Pine Valley Loop
Lecanto, Florida 34461

**STATE OF FLORIDA
COUNTY OF CITRUS**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgment, personally appeared **DAVID K. BLACKSHEAR and MARY BLACKSHEAR**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that they are personally known to me or produced _____ as identification and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 8th day of September, A.D. 2021.

Jeannette M. Haag
Notary Signature

Jeannette M Haag
Printed Name

