

After Recording Return To:
David Eppley
Gulf Coast Title Co., Inc.
111 N. Main St.
Brooksville, FL 34601

This Instrument Prepared by:
David Eppley
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
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):
20E20S270010 000H0 0230
File No.: 21098003

WARRANTY DEED

This Warranty Deed, made the 8th day of October, 2021, by **Rebecca K. Creveling**, hereinafter called the grantor, whose post office address is: 7905 Seminole Blvd., APT 3303, Seminole, FL 33772, to **John-Paul Francis Russo**, whose post office address is: 10079 S Palomino Trail, Floral City, FL 34436, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$165,000.00 Dollars 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 23, Block H, of DERBY OAKS, according to the plat thereof as recorded in Plat Book 8, Page 107, of the Public Records of Citrus County, Florida.

TOGETHER WITH that certain 1981 HILL Doublewide Mobile Home, ID#02630218AP and ID#02630218BP located thereon, which has been retired by Mobile Home Retirement Affidavit(s) recorded in Official Records Book 2168, Page 1966, public records of Citrus County, Florida.

The property is not the homestead of the Grantor(s).

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 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: [Signature]

Printed Name: Suzanne Schuster Rebecca K. Creveling

Witness Signature: [Signature]

Printed Name: Karina Steen

State of Florida Pinellas
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of September, 2021, by Rebecca K. Creveling. He/She/They is/are ☐ Personally known to me or ☒ Produced FILE as identification.

Notary Public Signature: [Signature]

Printed Name: Jeannette Kersic

My Commission Expires: March 29, 2024

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

