

Prepared by and return to:
Tracy Gough, an employee of
Southern Sun Title Company
7751 South Suncoast Boulevard
Homosassa, FL 34446
(352) 382-3339

File No.: 21-09-2335

WARRANTY DEED

Made this 21st day of October, of 2021, by and between

Sandra Rovhana, joined by her husband, William Mark Gillham

whose address is: 339 Greenwood Ave. Unit F19, Knoxville, TN 37920
hereinafter called the "grantor", to

Mark Winters and LaNelle Winters, husband and wife

whose post office address is: 11630 SW 60th Ave. Pinecrest, FL 33156-4927
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 23, Block B-134 of SUGARMILL WOODS, CYPRESS VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150, Plat Book 11, Pages 1 through 16, and Amended in Plat Book 9, Page 87A, of the Public Records of Citrus County, Florida.

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.

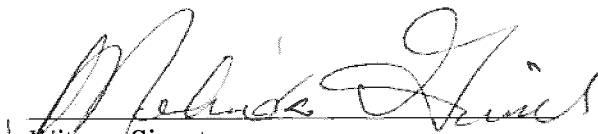
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

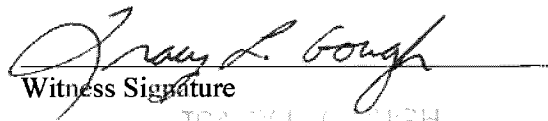
To Have and to Hold, the same in fee simple forever.


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 31, 2020.

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

Signed, sealed and delivered in the presence of these witnesses:


Witness Signature
Melinda Grimes
Printed Name


Witness Signature
TRACY L. GOUGH
Printed Name


Sandra Rovhana

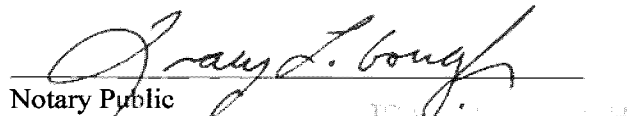
State of Florida

County of Citrus


Sworn To, Subscribed and Acknowledged before me by means of X physical presence or ___ online notarization on this 29 day of OCTOBER, 2021, by Sandra Rovhana, who is personally known to me or who has produced PASSPORT as identification.

SEAL





Notary Public
Notary Print Name TRACY L. GOUGH
My Commission Expires: 9/9/2022

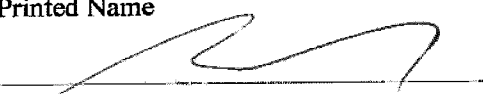
Signed, sealed and delivered in the presence of these witnesses:



Witness Signature
Miles Frederick
Printed Name



William Mark Gillham

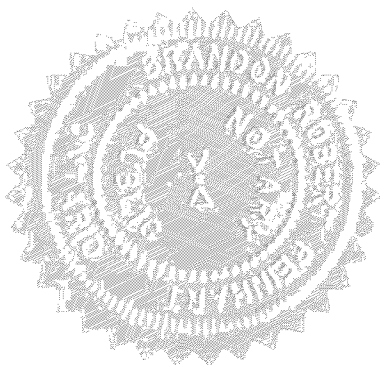



Witness Signature
Brandon Robert Reinhart
Printed Name

Country of: CANADA

Province of: Ontario

Sworn To, Subscribed and Acknowledged before me by means of X physical presence or ___ online
notarization on this 21st day of October, 2021, by William Mark Gillham, who is personally
known to me or who has produced Ontario driver's licence. as identification.





Notary Public **BRANDON ROBERT REINHART**
Notary Print Name **Barrister, Solicitor & Notary Public**
My Commission Expires: **My commission does not expire**

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