

Prepared by and return to:

DANIELLE MEIER
ALL FLORIDA HOMES TITLE LLC
20815 West Pennsylvania Avenue
Dunnellon, FL 34431
(352) 244-9135
File No 10-2021-61

Parcel Identification No 18E17S100240 10590 0220

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17th day of November, 2021 between Paul G. Kukla, Jr and Sheenagh A. Kukla, husband and wife, whose post office address is 789 Walkertown Dr., Citrus Springs, FL, 34434 Grantors, to Stephanie Alvarez a married woman,, whose post office address is 4851 NW 112th Dr., Coral Springs, FL, 33076, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 22, Block 1059, CITRUS SPRINGS UNIT 24, according to the Map or Plat thereof, as recorded in Plat Book 7, Page 134, of the Public Records of Citrus County, Florida.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Danielle Meier
WITNESS
PRINT NAME: Danielle Meier

Julie Martinez
WITNESS
PRINT NAME: Julie Martinez

Paul G. Kukla, Jr
Paul G. Kukla, Jr

S.A. Kukla
Sheenagh A. Kukla

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 17 day of NOV, 2021, by Paul G Kukla, Jr and Sheenagh A Kukla.

Danielle Meier
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: valid license

