

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Lynn Czajkowski  
American Title Services of Citrus Co., Inc.  
2230 Highway 44 West  
Inverness, FL 34453  
Property Appraisers Parcel I.D. No: 20E19S300010 04320 0200

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Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 29 day of November, 2021  
by **Francis L. Shaw and Steven R. Shaw**, herein called the grantors, to **Grettel Laura Gonzalez**,  
whose post office address is, 5241 E Walter Ln Inverness Fl 34452,  
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 grantors, for and in consideration of the sum of **\$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, State of Florida, viz.:

**Lot 20 and The East One Half of Lot 21 in Block 432, of Inverness Highlands West First Addition, according to the Map or Plat recorded in the Office of the Clerk of the Circuit Court in Plat Book 5, Pages 44 through 58, inclusive, of the Public Records of Citrus County, Florida.**

**Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

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

**AND**, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 incurred by the Grantors, except taxes for the current year and all subsequent years.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*

Witness #1 Signature

*Lynn Czajkowski*

Witness #1 Printed Name

*Carol Dryden*

Witness #2 Signature

*CAROL DRYDEN*

Witness #2 Printed Name

*Francis L. Shaw*

Francis L. Shaw

18 Browns Ln, Old Lyme, CT 06371

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 29 day of November, 2021 by **Francis L. Shaw** who are personally known to me or have produced Driver's License as identification.

SEAL

*[Signature]*

Notary Public


*Lynn Czajkowski*

Printed Notary Name

My commission expires:



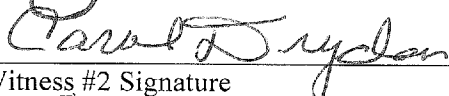
Signed, sealed and delivered in the presence of:



Witness #1 Signature



Witness #1 Printed Name



Witness #2 Signature

CAROL DRYDEN

Witness #2 Printed Name



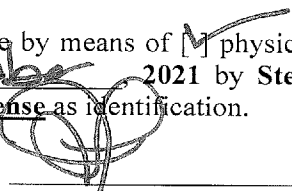
Steven R. Shaw

18 Browns Ln, Old Lyme, CT 06371

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 29 day of November 2021 by **Steven R. Shaw** who are personally known to me or have produced Driver's License as identification.

SEAL



Notary Public



Printed Notary Name

My commission expires:

