

Prepared by and when recorded return to:

JOSE C. GONZALEZ, P.A.
730 N. Suncoast Blvd, Suite B
Crystal River, Florida 34429

**Property Appraiser's Parcel Identification
No. 17E18S03 32000 0180**

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on this the 31 day of January, 2022, between **DONALD E. HEINZMAN** (also known as DONALD E. HEINZMAN, SR.) and **SHIRLEY HEINZMAN** (also known as SHIRLEY ANN HEINZMAN), husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 5028 N. Hannelore Ter, Crystal River, Citrus County, Florida 34428, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **DONALD E. HEINZMAN, SR. and SHIRLEY ANN HEINZMAN, Co-Trustees of the DONALD E. HEINZMAN, SR. AND SHIRLEY ANN HEINZMAN REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 5028 N. Hannelore Ter, Crystal River, Florida 34428, and such trust having been established under that certain revocable trust agreement dated the 31 day of January, 2022, by DONALD E. HEINZMAN, SR. and SHIRLEY ANN HEINZMAN as settlors and as co-trustees. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Citrus and State of Florida:

Lot #18

The North 189.54 feet of the South 379.08 feet of the West 232 feet of the East 514 feet of the SE 1/4 of the SW 1/4 of Section 3, Township 18 South, Range 17 East.

SUBJECT TO an easement across the East 25 feet thereof.

RESTRICTIONS no swine, junk cars and refuse.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Citrus County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

By executing or joining this deed, Donald E. Heinzman, Sr. intends to waive homestead rights that would otherwise prevent Shirley Ann Heinzman from devising the homestead property described in this deed to someone other than Donald E. Heinzman, Sr. Similarly, by executing or joining this deed, Shirley Ann Heinzman intends to waive homestead rights that would otherwise prevent Donald E. Heinzman, Sr. from devising the homestead property described in this deed to someone other than Shirley Ann Heinzman.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.


**Signed, Sealed and Delivered
in presence of**



ALICE SIBREE



DONALD E. HEINZMAN



ANGIE MILLS



SHIRLEY HEINZMAN

STATE OF FLORIDA
COUNTY OF CITRUS

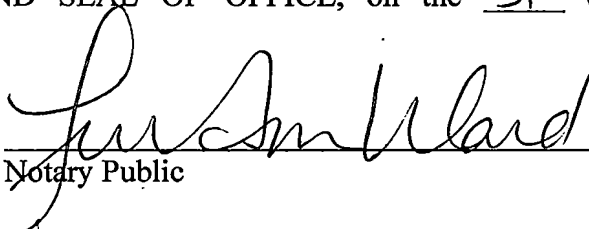
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The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, by DONALD E. HEINZMAN, Grantor, who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by SHIRLEY HEINZMAN, Grantor, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, and further, the foregoing instrument was subscribed before me by each of the following witnesses: ALICE SIBREE, a witness who is personally known to me, by means of physical presence or online notarization; and ANGIE MILLS, a witness who is personally known to me, by means of physical presence or online notarization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 31 day of January, 2022.



LEE ANN WARD
Commission # GG 932388
Expires March 15, 2024
Bonded Thru Budget Notary Services



Notary Public