

Prepared by:
Jessica Shepherd
Omega National Title Agency, LLC
225 South Westmonte Drive, Suite 2050
Altamonte Springs, Florida 32714

File Number: 22-0010JSAN

General Warranty Deed

Made this **January 27, 2022 A.D.** By **Carolyn Sue Guarino, a married woman**, whose post office address is: **10306 S.W. 53rd Ter, Bushnell, Florida 33513**, hereinafter called the grantor, to **Evelyn Pellino a married woman**, whose post office address is: **11 Woodlawn Ter, Shelton, Connecticut 06484**, hereinafter called the grantee:

(Whenever used herein the term "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 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, viz:

The South 132 feet of the East 158.75 feet of the West 317.50 feet of Tract 78, HERCALA ACRES UNIT NO. 2, according to the plat thereof recorded in Plat Book 8, Pages 16, 17, and 18, of the Public Records of Citrus County, Florida.

Said property is **not** the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **19E18S270020 0787 (aka 1952379)**

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 December 31, 2021.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness-Sign *Jessica Shepherd*
Witness-Print Jessica Shepherd

Carolyn Sue Guarino (Seal)
Carolyn Sue Guarino
Address: 10306 S.W. 53rd Ter, Bushnell, Florida 33513

Witness-Sign *Kelly R. Phelps*
Witness-Print KELLY R. PHELPS

(Seal)
Address:

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27 day of January 2022, by **Carolyn Sue Guarino**.

[SEAL]
Online Notary

Signature of Notary Public
Personally Known OR
Produced Identification _____

Type of Identification Produced
FL ID

