

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**Dawn Martone**

**American Title Services of Citrus Co., Inc.**

**2230 Highway 44 West**

**Inverness, FL 34453**

Property Appraisers Parcel I.D. No: **20E-19S-21-0020-02140-0240**

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

**THIS WARRANTY DEED,**

made the 4 day of Feb., 2022 by **GARY R. SWENSON**, herein called the grantor, to **GULF TO LAKE CONSTRUCTION, INC.**, whose post office address is 4334 S. LITTLE AL POINT, 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 grantor, 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.:

**Lots 24 and 25 in Block 214, on Map of Inverness Highlands South subdivision, according to the map or plat thereof, recorded in the office of the Clerk of the Circuit Court 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 grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ashley Hayes  
Witness #1 Signature

Ashley Hayes  
Witness #1 Printed Name

Natalie Ayunre  
Witness #2 Signature

Natalie Ayunre  
Witness #2 Printed Name

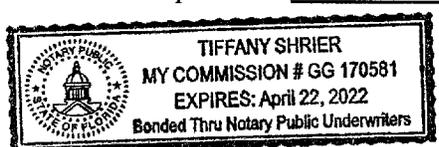
GARY R. SWENSON  
GARY R. SWENSON

521 N. RIVERSIDE DR., UNIT 609, POMPANO BEACH, FL 33062

STATE OF FL  
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 4 day of February, 2022 by **GARY R. SWENSON** who is personally known to me or has produced **Driver's License** as identification.

SEAL



Tiffany Shrier  
Notary Public

My commission expires: April 22, 2022

Tiffany Shrier  
Printed Notary Name