

Prepared by:  
Jennifer C. Duca  
Citrus Title Company, LLC  
112 W. Highland Boulevard  
Inverness, Florida 34452  
Consideration: **\$39,000.00**  
File Number: 22-021608

## General Warranty Deed

Made this February 28, 2022 A.D. By **Wenli Cummings, a single, and Hua Han, a single**, whose post office address is: 1166 Wading Waters Circle, Winter Park, FL 32792, hereinafter called the grantor, to **Inversiones D'casa Corp., a Florida Corporation**, whose post office address is: 1435 Meredith Drive, Spring Hill, Florida 34608, 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:

Lot 20, Block 1, Clearview Estates, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 57 through 61, inclusive, of the Public Records of Citrus County, Florida.

Grantors hereby warrant and certify that the above described property is not their constitutional homestead as made and provided for by the laws of the State of Florida and is not not and never has been contiguous to their homestead. The above described property is vacant land and always has been.

Parcel ID Number: **19E18S330010 00010 0200**

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

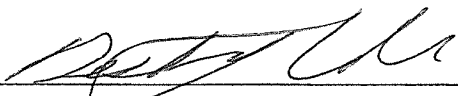
**To Have and to Hold**, the same in fee simple forever.

**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.

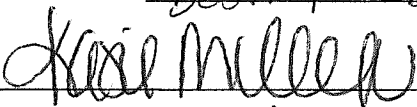
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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_

Witness Printed Name Destiny Cobb


  
\_\_\_\_\_

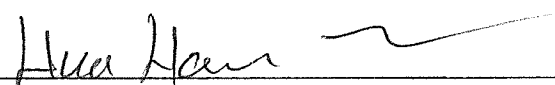
Witness Printed Name Kessie Miller


State of Florida

County of Sevilla

The foregoing instrument was acknowledged before me by means of X physical presence or      online notarization this 28 day of February, 2022, by Wenli Cummings, a single, and Hua Han, a single, who is/are personally known to me or who has produced FL DL as identification.

  
\_\_\_\_\_ (Seal)  
Wenli Cummings

  
\_\_\_\_\_ (Seal)  
Hua Han

  
\_\_\_\_\_  
Notary Public  
Print Name: Javier Luyanda  
My Commission Expires: 03/11/2025



Javier Luyanda  
Notary Public  
State of Florida  
Comm# HH103777  
Expires 3/11/2025