

Prepared By and Return To:
Anne Origlio on behalf of
Consumer Title & Escrow Services Co., Inc
12425 28th Street N., Ste 107
St. Petersburg, FL 33716

File No. 22-0126C

Property Appraiser's Parcel I.D. (folio) Number(s)
17E18S350030 000S0 0110

\$324,900.00

WARRANTY DEED

THIS WARRANTY DEED dated March 4, 2022, by Priscilla Bauzo, a single woman, whose post office address is PO Box 5545, Bayshore, NY 11706, hereinafter called the grantor, to Michael David Burch and Caitlin Theresa Burch, husband and wife, whose post office address is 422 N McGowan Ave, Crystal River, FL 34429, 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Citrus County, Florida, to wit:

LOT 11, BLOCK S, OF CRYSTAL PARADISE ESTATES UNIT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 148, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

WARRANTY DEED
(Continued)

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:

Leanora Gordon
(Witness Signature)

Leanora Gordon
(Witness Printed)

Brendley Bahrandurg
(Witness Signature)

[Signature]
(Witness Printed)

Priscilla Bauzo
Priscilla Bauzo

PO Box 5545
(Address)

Bayshore, NY 11706
(Address)

STATE OF New York

COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of March, 2022, by Priscilla Bauzo, who is () personally known to me or who has () produced NYS Drivers License as identification.

Leanora Gordon

Notary Public

Leanora Gordon

Name typed, printed or stamped

My Commission Expires: 10-5-2024

Leanora Gordon
Notary Public, State of New York
Reg. No. 01G08409741
Qualified In Suffolk County
Commission Expires October 5, 2024