

Prepared by and return to:

Janet Padilla
Closer
Oliver Title Law
10967 Lake Underhill Rd., Ste 108
Orlando, FL 32825
407-249-5050
File Number: **B2022-0112**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **28th** day of **March, 2022** between **Van Der Valk Construction, LLC, a Florida limited liability company** whose post office address is **1601 N. Florida Ave., Hernando, FL 34442**, grantor, and **Richard Dean Kruse, Jr. and Susan Rose Kruse, husband and wife** whose post office address is **299 McMullen Road, Altoona, PA 16601**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Citrus County, Florida** to-wit:

Lot 9, Block 1367, CITRUS SPRINGS, UNIT 27, according to the map or plat thereof as recorded in Plat Book 9, Pages 54 through 70, inclusive, Public Records of Citrus County, Florida.

Parcel Identification Number: 2111216

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, DOES NOT ADJOIN THE HOMESTEAD OF THE GRANTOR, NO MEMBER OF GRANTOR'S FAMILY RESIDES THEREON, AND GRANTOR'S HOMESTEAD IS LOCATED AT: 1601 N Florida Ave., Hernando FL 34442

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**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of the following TWO SEPARATE PERSONS:

(NOTE!!!: There must be TWO SEPARATE AND DIFFERENT WITNESSES; Witness #1 and Witness #2 cannot be the same person signing twice, however the Notary may sign as both the Notary and ONE of the TWO Witnesses)

Witness #1 Signature: [Signature]
Witness #1 Name: JUSTYNA TRITCH

Van Der Valk Construction, LLC, a Florida limited liability company
By: [Signature]
Chris G. Matser, Manager

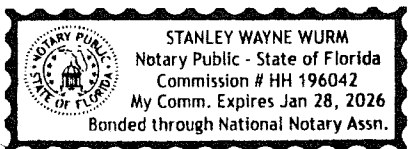
Witness #2 Signature: [Signature]
Witness #2 Name: STANLEY WAYNE WURM

(AGAIN, PLEASE BE SURE YOU HAVE TWO DIFFERENT WITNESSES!)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of March, 2022 by Chris G. Matser, Manager of Van Der Valk Construction, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public
Printed Name: STANLEY WAYNE WURM
My Commission Expires: 01/28/2026