

Prepared by and return to:  
**Traci Gaughan**  
**Hengesbach & Hengesbach, P.A**  
**5438 Spring Hill Drive**  
**Spring Hill, FL 34606**  
**(352) 683-1963**  
File Number: 20226507  
Consideration: \$13,500.00

Parcel Identification No. 17E17S200220 00870 0030

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## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this **29th day of April, 2022** between **Mary Jean Heft, an unmarried widow** whose post office address is **5418 Iroquois Avenue, Fairfield, OH 45014** of the County of **Butler**, State of **Ohio**, grantor\*, and **Kenneth Clyde Bartels, a single man** whose post office address is **10299 N Spaulding Dr., Citrus Springs, FL 34434** of the County of **Citrus**, State of **Florida**, grantee\*,

**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 3, Block 87, CRYSTAL MANOR, UNIT NO. 2, according to the plat thereof, as recorded in Plat Book 8, Pages 112, Public Records of Citrus County, Florida.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

**GRANTOR(S) HEREIN WARRANT THAT THE ABOVE DESCRIBED PROPERTY IS VACANT LAND, ACCORDING TO THE CONSTITUTION OF THE STATE OF FLORIDA.**

(SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE)

Signed, sealed and delivered in our presence:

\* Kathy Morris  
Witness  
Printed Name: Kathy MORRIS

Mary Jean Heft  
Mary Jean Heft

\* Jash Pabbi  
Witness  
Printed Name: JASH PABBI

State of Ohio  
County of Butler

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of April, 2022 by Mary Jean Heft who  is personally known or  has produced a driver's license as identification.

[Seal]



AMARJIT PABBI  
Notary Public  
State of Ohio  
My Comm. Expires  
November 30, 2026

Amarjit Pabbi  
Notary Public  
Print Name: Amarjit Pabbi  
My Commission Expires: 11/30/2026