

Prepared by and return to:

Melissa Davis
All Florida Homes Title, LLC
1705 East Fort King Street
Ocala, FL 34471
(352) 277-0956
File No O-2022-1007

Parcel Identification No 20E-19S-30-0020-04560-0080

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WARRANTY DEED

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

This indenture made the 6th day of May, 2022 between **Kathy K. Kapka, a single woman**, whose post office address is **73 Sleight-Plass Road, Poughkeepsie, NY 12603**, of the County of Dutchess, State of New York, Grantor, to **Hope Whitney Schuster, an unmarried woman and Colton James Christopherson, an unmarried man**, whose post office address is **5122 South Swallow Avenue, Inverness, FL 34452**, of the County of Citrus, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

Lot 8, Block 456, INVERNESS HIGHLANDS WEST SECOND ADDITION, according to the plat thereof recorded in Plat Book 8, Pages 68 and 69, of the Public Records of Citrus County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Sonia Wiseman
WITNESS
PRINT NAME: Sonia Wiseman

Kathy K. Kapka
Kathy K. Kapka

Danielle Meier
WITNESS
PRINT NAME: Danielle Meier

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4 day of May, 2022, by Kathy K. Kapka.

Sonia Wiseman
Signature of Notary Public **Sonia Wiseman**
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification FIDL
Produced: _____

