

Consideration: \$24,500.00  
THIS INSTRUMENT PREPARED BY AND RETURN TO:  
CARTER FOREMAN, PLLC  
MATTHEW A. FOREMAN, ESQ.  
5308 SPRING HILL DRIVE  
SPRING HILL, FL 34606  
Property Appraisers Parcel Identification (Folio) Numbers: 18e20 S130020 02150 005

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 9th day of June, 2022 by Daniel Philip Biggins and Lois Marie Biggins, husband and wife, individually and as Trustee of the Daniel Philip Biggins and Lois Marie Biggins Revocable Trust Agreement dated June 21, 2018, whose post office address is 4 Heuchera Ct. W, Homosassa, FL 34446, herein called the GRANTOR, to Ronald Mantyla and Cheryl Mantyla, husband and wife, whose post office address is 195 Daisy Street, Homosassa, FL 34446, hereinafter called the GRANTEES:  
*(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)*

**W I T N E S S E T H**: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 5, Block B-215, Oak Village, Sugarmill Woods, according to the Plat thereof as recorded in Plat Book 9, Pages 86 through 150, Plat Book 10, Pages 1 through 150 and Plat Book 11, Pages 1 through 16, Public Records of Citrus County, Florida; as amended in Plat Book 9, Page 87-A, Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

**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 grantees 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, and hereby 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, 2020.

**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:

Virginia Isaacs  
Witness #1 Signature

Virginia Isaacs  
Witness #1 Printed Name

Lindsay N. Klucznik  
Witness #2 Signature

Lindsay N. Klucznik  
Witness #2 Printed Name

Daniel Philip Biggins  
Daniel Philip Biggins, Individually and as Trustee of the Daniel Philip Biggins and Lois Marie Biggins Revocable Trust Agreement dated June 21, 2018

Lois Marie Biggins  
Lois Marie Biggins, Individually and as Trustee of the Daniel Philip Biggins and Lois Marie Biggins Revocable Trust Agreement dated June 21, 2018

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, 9th day of June, 2022 by Daniel Philip Biggins and Lois Marie Biggins, who has produced FL DL as identification.

SEAL

Virginia Isaacs  
NOTARY PUBLIC

