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Prepared by and return to:

**Kimberly Marks**  
**Lyons Law Group, P.A.**  
**4103 Little Road**  
**New Port Richey, FL 34655**  
**727-375-8900**

File Number: **8731.00**  
Recording Fee: \$18.50  
Consideration: \$475,000.00  
Documentary Stamps: \$3,325.00  
Parcel Identification No. **19E18S18 1A000 0010**

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this **14th** day of **July, 2022** between **James A. Allford and Corrina A. Allford, husband and wife** whose post office address is **77503 Purull Kowitz Road, Willow River, MN 55795** of the County of **Pine**, State of **Minnesota**, grantor\*, and **Ryan Anthony Guerrero and Christine Denise Guerrero, husband and wife** whose post office address is **27 E. Benjamin St., Hernando, FL 34442** 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:

**Parcel No. 1 of Crystal Hills Mini Farms II, legally described as follows:**

**The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4, Section 18, Township 18 South, Range 19 East, Citrus County, Florida. Subject to an easement across the South 25 feet thereof for road right-of-way.**

Subject to taxes for **2022** and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

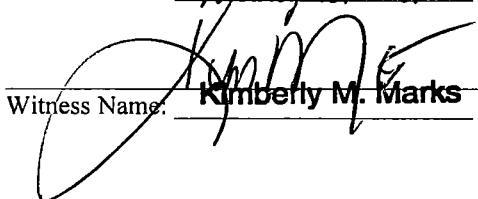
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

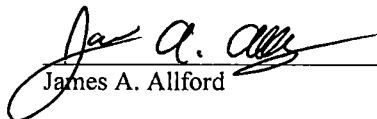
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

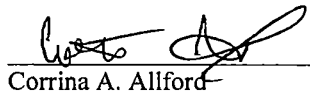
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Nancy Brunetto

  
Witness Name: Kimberly M. Marks

  
James A. Allford (Seal)

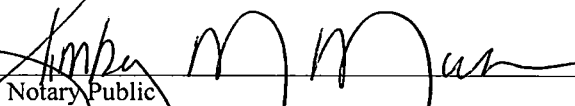
  
Corrina A. Allford (Seal)

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14<sup>th</sup> day of July, 2022 by James A. Allford and Corrina A. Allford, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



  
Notary Public  
Printed Name: Kimberly M. Marks  
My Commission Expires: 3/12/2023