
Prepared by:

Duane Vanderwerf

Return (and send tax bills) To:

Duane Vanderwerf

4140 S Olbek Pt

Homosassa, FL 34446

Consideration: \$17,000

GENERAL WARRANTY DEED

This Warranty Deed, made on the 23rd day of July, 2022, by and between Barbara P. Thomas, a single person, residing at 7012 Ponderosa Dr. Tampa, FL, party of the first part ("Grantor"), and, 33637 Duane Vanderwerf Jr and Ashley Vanderwerf, husband and wife, residing at 4180 S Olbek Pt, Homosassa, FL 34446 party of the second part ("Grantee").

WITNESSETH, that the said Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, to it paid by the said Grantee (the receipt of which is hereby acknowledged) does by these presents, GRANT, BARGAIN, and SELL, and convey and confirm, unto said Grantee and its successors and assigns the following-described real property, lying, being and situate in the County of Citrus and State of Florida, to wit:

A) Parcel ID: 18E19S29 4D000 00B0

Location/Address of the Property: 4140 S. Olbek Pt, HOMOSASSA, FL 34446

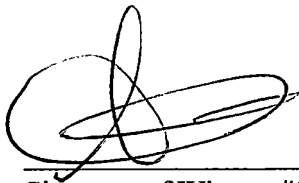
Est Acreage: 1.1

Legal Description: LOT F---COM AT SW

COR OF NE 1/4 OF NW 1/4 OF SEC 29-19-18, TH N 0 DEG 21 M 08
S W AL W LN OF SD NE 1/4 OF NW 1/4 448.66 FT TO POB, TH N
0 DEG 21 M 08 S W 245.27 FT TO S LN OF N 630 FT OF W 200 FT OF
SD NE 1/4, TH N 88 DEG 16 M 31 S E AL SD S LN 200.06 FT, TH S
0 DEG 21 M 08 S E 245.30 FT, TH S 88 DEG 17 M 04 S W 200.06 F T
TO POB TOG WITH EASM OF REC DESC IN OR BK 1223 PG 501 & OR
BK 1797 PG 668

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2022 and thereafter.

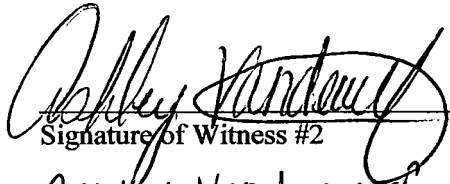
IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year above written.



Signature of Witness #1

Duane Vanderwerf

Print Name of Witness #1



Signature of Witness #2

Ashley Vanderwerf

Print Name of Witness #2

Barbara P. Thomas

Signature of Grantor #1

Barbara P. Thomas

Print Name of Grantor #1

Signature of Grantor #2

Print Name of Grantor #2

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 27 ^{July} day of 2022, by means of Physical presence, by Duane and Ashley Vanderwerf, who produced a valid Florida Driver License as identification.

(Notary Seal Below)



REBECCA L. SEEGER

Notary Public
State of Florida
Comm# HH240465
Expires 6/13/2026

Rebecca L. Seeger

Signature of Notary Public

Rebecca L. Seeger

Print, Type/Stamp Name of Notary