



Prepared by and Return to:  
Melisa Cardin, an employee of  
First International Title  
4414 Florida National Dr.  
Lakeland, FL 33813

File No.: 218045-80

## **WARRANTY DEED**

This indenture made on **July 29, 2022** by **Keith Chancas, a single person**, whose address is: 220 Havelock St, Orlando, FL 32824 hereinafter called the "grantor", to **Kemisha Charlene Fullerton, Sole Ownership**, whose address is: 29 East Lemon Street, Beverly Hills, FL 34465, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

Lot 29, Block 36, BEVERLY HILLS UNIT NUMBER THREE, according to the Plat thereof, recorded in Plat Book 4, Page(s) 123 of the Public Records of Citrus County, Florida.

Parcel Identification Number: **18E18S110030 00360 0290**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee 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; that the grantor hereby fully 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 31st of 2021.

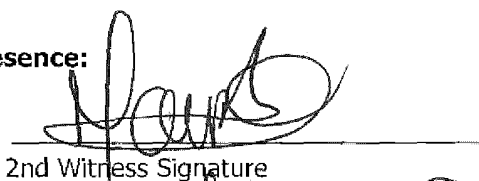
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Keith Chancas

Signed, sealed and delivered in our presence:

  
1st Witness Signature

Print Name: Michelle Ortiz

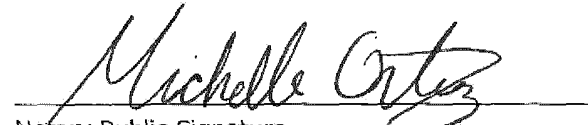
  
2nd Witness Signature

Print Name: Mariani Pico

State of Florida

County of Orange

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on July 28, 2022, by **Keith Chancas**, who (  ) is/are personally known to me or who (  ) produced a valid FL DL as identification.

  
Notary Public Signature

Printed Name: Michelle Ortiz

My Commission Expires: Feb 8, 2025

(NOTARY SEAL)

