

Rec 18.50
IPC 770.00

Prepared by and return to:

Caroline Holmes
Tropic Title Services
6460 W Gulf to Lake Hwy
Crystal River, FL 34429
(352) 619-4163
File No 22-C-177

Parcel Identification No Property 1:
18E-17S-32-0020-01830-0020

Sales price: \$110,000.00

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 9th day of August, 2022 between Roger R. Biagetti, Individually and as Trustee of The Biagetti Family Trust Agreement dated March 25, 2003, as amended, whose post office address is 104 East Ironstone Road, Harrisville, RI 02830, of the County of Providence, State of Rhode Island, Grantor, to Alexander Denisov and Irina Denisov, husband and wife, whose post office address is 105 West Pearson Street, Hernando, FL 34442, 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:

Lots 002, Block 183, of PINE RIDGE UNIT TWO, according to the plat recorded in Plat Book 8, Pages 37 through 50, inclusive of the Public Records of Citrus County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 104 East Ironstone Road, Harrisville, RI 02830.

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:

[Signature]
WITNESS SIGNATURE

[Signature]
WITNESS PRINTED NAME

[Signature]
WITNESS SIGNATURE

[Signature]
WITNESS PRINTED NAME

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9TH day of August, 2022, by Roger R. Biagetti, Individually and as Trustee of The Biagetti Family Trust Agreement dated March 25, 2003, as amended.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: Y

Type of Identification

Produced: RI DL #6330803

The Biagetti Family Trust Agreement dated March 25, 2003,
as amended

By: Roger R. Biagetti Trustee
Roger R. Biagetti, Individually and as Trustee

