

Prepared by and return to:

Ashley S. Hunt, Esq.
Hunt Law Firm P.A.
601 S 9th Street
Leesburg, FL 34748
352-365-2262
File Number: 22167- Prinsen

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of August, 2022 between **Andreas Prinsen, a married man**, whose post office address is **4495 Shontelle Street, The Villages, FL 32163**, grantor, and **Boe Askew, a married man**, whose post office address is **6590 S. Eastern Ave., Homosassa, FL 34446**, grantee:

(Whenever 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, trusts and trustees)

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:

Lot 77, Gulf Highway Land Unit No. 8, according to the map or plat thereof as recorded in Plat Book 4, Page 113, Public Records of Citrus County, Florida.

Parcel Identification Number: 17E19S350080 0770

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 homestead property.

Subject to easements, restrictions and reservations of record, if any, but not to reimpose any void or lapsed restrictions or easements.

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 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 31, 2021**.

INTENTIONALLY LEFT BLANK
SIGNATURE ON FOLLOWIING PAGE

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:

Catherine J. Taylor
Witness Name: CATHERINE J. TAYLOR

Andreas Prinsen (Seal)
Andreas Prinsen

Christi Romero
Witness Name: CHRISTI ROMERO

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of August, 2022 by Andreas Prinsen, who is personally known or has produced FL DL as identification.

[Notary Seal]

Christi Romero
Notary Public

Printed Name: Christi Romero

My Commission Expires: 4/11/2023

