



Prepared by
Bailey Crooms, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 14203-2754711

WARRANTY DEED

THIS INDENTURE, executed on **September 06, 2022**, between

Stacia Catherine Caron

whose mailing address is: 13801 NE Jacksonville Rd, Citra, FL 32113,
hereinafter called the "grantor", and

VCJ Enterprises, LLC, a Florida limited liability company

whose mailing address is: 440 N Lake Shenandoah Loop, Inverness, FL 34453,
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: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Citrus** County, **FL**, to-wit:

Parcel 1:

Lot 5, Block 967, CITRUS SPRINGS UNIT 16, according to the Plat thereof recorded in Plat Book 6, Pages 145 through 150, inclusive, of the Public Records of Citrus County, Florida.

Parcel Identification Number: **1396379**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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 has hereunto set their hand(s) and seal(s) the day and year first above written.

Stacia Caron
Stacia Catherine Caron

Signed, sealed and delivered in our presence:

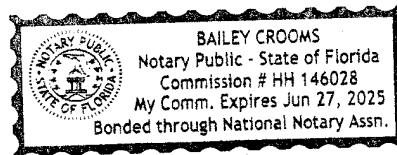
Bailey Crooms
Witness Signature
Bailey Crooms
Print Name

Eve Wadley
Witness Signature
Eve Wadley
Print Name

State of FL
County of Marion

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 9/6/2022, by **Stacia Catherine Caron**.

Bailey Crooms
Notary Public
Bailey Crooms
(Printed Name)



My Commission expires: _____

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

{Notarial Seal}