

Prepared by and return to:

Donna M Peluso  
New Door Property Transfer Ocala  
2709 Southwest 27th Avenue  
Suite 103  
Ocala, FL 34471  
(352) 218-6966  
File No NDPTO-22-617

Parcel Identification No 17E17S26 3B000 0270

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## WARRANTY DEED

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

**This indenture** made the **29th day of November, 2022** between **Norman R. Biggs and Martha R. Biggs, husband and wife**, whose post office address is **8800 North Maple Avenue, Crystal River, FL 34428**, of the County of Citrus, State of Florida, Grantors, to **Peggy Ann Meyers and Jeffery Allen Meyers, wife and husband**, whose post office address is **10638 Barcelona Road, Uniontown, AR 72955**, of the County of Crawford, State of Arkansas, Grantees:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Parcel No. 27, of Mini Farms Unit No. 5, legally known as:

The South 1/2 of the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 26, Township 17 South, Range 17 East. Subject to an easement across the East 25 feet thereof for road right of way. All lying and being situate in Citrus County, Florida.

**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** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Roland Dorta

WITNESS

PRINT NAME: Antoinette Comparato

Norman R. Biggs

Norman R. Biggs

Martha R. Biggs

Martha R. Biggs

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 29th day of November, 2022, by Norman R Biggs, and Martha R Biggs.

Signature of Notary Public  
Print, Type/Stamp Name of Notary

Roland Dorta

Personally Known: \_\_\_\_\_ OR Produced Identification: ✓

Type of Identification

Produced: Driver License

