



Prepared by and Return to:
Trish Wakefield, an employee of
First International Title
213 Courthouse Square
Inverness, FL 34450

File No.: 223720.2-51

WARRANTY DEED

This indenture made on **January 26, 2023** by **Michelle M. Edwards, a married woman and Preston R. Millikan, a married man**, whose address is: 3120 Webster Rd., Danville, KY 40422 hereinafter called the "grantor", to **Osmani Gonzalez and Ahmed David M. Morales, a married couple**, whose address is: 3291 SW 133rd Road Lane, Ocala, FL 34473, 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 15 and the East 1/2 of Lot 16, Block 427, INVERNESS HIGHLANDS WEST FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 5, Page(s) 44 to 58 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 1835658

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 2022.

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

Michelle Edwards
Michelle M. Edwards

Signed, sealed and delivered in our presence:

Sarah Orherson *Harry Richter*
1st Witness Signature 2nd Witness Signature

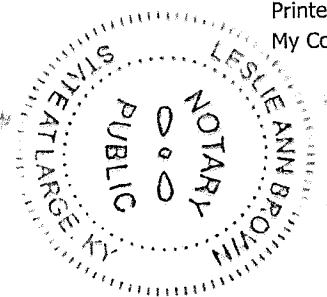
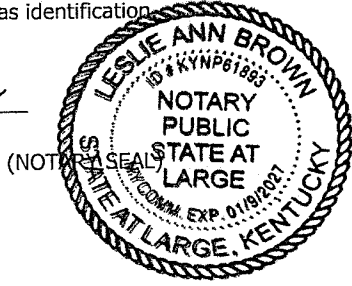
Print Name: Sarah Orherson Print Name: Harry Richter

State of Kentucky

County of Boyle

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or ()
online notarization on January 12, 23, by **Michelle M. Edwards**, who ()
is/are personally known to me or who () produced a valid
Drivers license as identification

Leslie Ann Brown
Notary Public Signature
Printed Name:
My Commission Expires:



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

Preston R. Millikan
Preston R. Millikan

Signed, sealed and delivered in our presence:

Denise M. Thomas
1st Witness Signature

Jan G. Cio
2nd Witness Signature

Print Name: Denise M. Thomas

Print Name: Sharon E. Cope

State of Maryland

County of St. Mary's

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or ()
online notarization on January 13, 2023, by **Preston R. Millikan**, who ()
is/are personally known to me or who () produced a valid
Maryland driver's license as identification.

Denise M. Thomas
Notary Public Signature

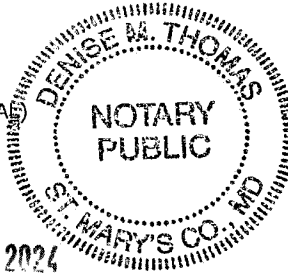
Printed Name:

My Commission Expires:

(NOTARY SEAL)

DENISE M. THOMAS
NOTARY PUBLIC
STATE OF MARYLAND
ST. MARY'S COUNTY
My Commission Expires:

JAN 05 2024



21339 LEXINGTON DRIVE
GREAT MILLS MD 20634
TIPIC License #3001199580