

Prepared By and Return To:  
Annette Carr of  
FIDELITY TITLE SERVICES, LLC  
217 N. Apopka Ave.  
Inverness, Florida 34450

File No. 22-0989  
Consideration : \$40,000.00  
Parcel ID No. 19E18S170010 000D0 0050

## Warranty Deed

Made this **27th** day of January, **2023** A.D. by **SHARON MCNULTY, F/K/A SHARON CONSTANTINEAU**, whose post office address is: **20 Monument Hill Rd., Chelmsford, Massachusetts 01824**, hereinafter called the grantor,

to **MATTHEW R. PALFY**, whose post office address is: 2334 Malone Way, Evans, Georgia 30809, hereinafter called the grantee:

*(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual and the successor and assigns of corporations.)*

**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, viz:

Lot 5, Block D, FAIRVIEW ESTATES, according to plat thereof recorded in Plat Book 12, Pages 49 through 60 inclusive, Public Records of Citrus County, Florida.

SUBJECT TO covenants, restrictions and easements of record.

**GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.**

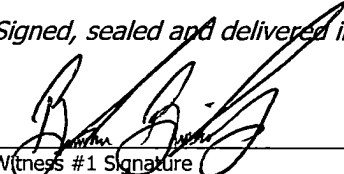
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

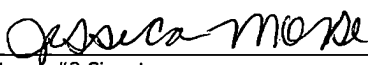
**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in the presence of:*

  
\_\_\_\_\_  
Witness #1 Signature

Witness Printed Name Brandon Bevilacqua

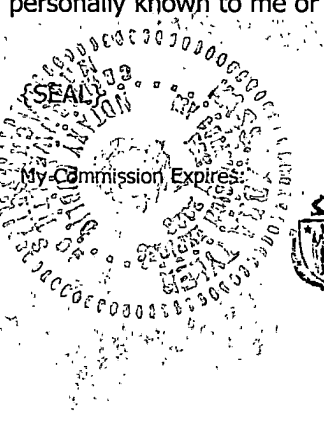
  
\_\_\_\_\_  
Witness #2 Signature

Witness Printed Name Jessica Morge


State of Massachusetts

County of Middlesex


The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization, this 18 day of January, **2023**, by **SHARON MCNULTY, F/K/A SHARON CONSTANTINEAU**, who is/are personally known to me or who has/have produced license as identification.



**KASSANDRA TYLER**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
February 27, 2026

  
\_\_\_\_\_  
**SHARON MCNULTY**

Address: 20 Monument Hill Rd., Chelmsford, Massachusetts 01824

  
\_\_\_\_\_  
NOTARY PUBLIC  
Kassandra Tyler  
Print Notary Public Name: