

After Recording Return to:  
Beverly B Schrenker  
Stewart Title Company  
1727 E Fort King Street  
Ocala, FL 34471

This Instrument Prepared by:  
Beverly B Schrenker  
Stewart Title Company  
1727 E Fort King Street  
Ocala, FL 34471  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
18E-17S-10-0230-16620-0120  
File No.: 1847124

**WARRANTY DEED**

This Warranty Deed, Made the 28 day of February, 2023, by Rudy Nathan Mills, a single person and Jeremy Mills, a married person and Ryan Mills, a single person and La Rae R Mills, a single person, whose post office address is: 15903 Twilight Road, Onamia, MN 56359, hereinafter called the "Grantor", to Leonor De Jesus Restrepo, a single person, whose post office address is: 673 E Church Ave, Longwood, FL 32750, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Nine Thousand Five Hundred Dollars and No Cents (\$9,500.00)** 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 12, Block 1662, of Citrus Springs, Unit Twenty Three, a Subdivision according to the Plat thereof, recorded in Plat Book 7, Page 115, of the Public Records of Citrus County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon. **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, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Bernard Tserman Rudy Nathan Mills  
Printed Name: Bernard Tserman Rudy Nathan Mills

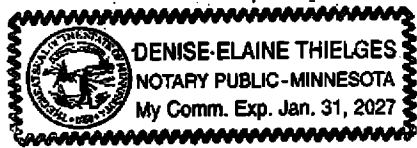
Witness Signature: Denise Thielges  
Printed Name: Denise Thielges

State of Minnesota  
County of Crow Wing

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of Feb, 2023 by Rudy Nathan Mills, a single person who has produced mn DL as identification.

Denise Thielges My Commission Expires: 1-31-27  
Notary Public Signature (SEAL)

Printed Name: Denise Thielges  
 Online Notary (Check Box if acknowledgment done by Online Notarization)



### NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Phyllis Pieschke Jeremy Mills  
Printed Name: Phyllis Pieschke Jeremy Mills

Witness Signature: Sheryl Schuch  
Printed Name: Sheryl Schuch

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

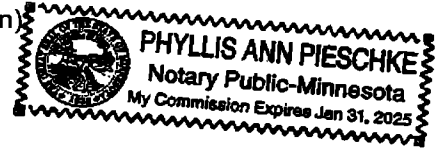
Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

State of MN  
County of McLeod

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of February, 2023 by Jeremy Mills who is/are personally known to me or has/have produced mn DL as identification.

Phyllis Ann Pieschke My Commission Expires: Jan 31, 2025  
Notary Public Signature (SEAL)  
Printed Name: Phyllis Ann Pieschke

Online Notary (Check Box if acknowledgment done by Online Notarization)



## NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

### TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: \_\_\_\_\_ Ryan P Mills \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Ryan Mills \_\_\_\_\_

Witness Signature: \_\_\_\_\_ Tanya Edholm \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Tanya Edholm \_\_\_\_\_

Witness Signature: \_\_\_\_\_ Tiffany Anderson \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Tiffany Anderson \_\_\_\_\_

Witness Signature: \_\_\_\_\_ \_\_\_\_\_  
Printed Name: \_\_\_\_\_ \_\_\_\_\_

State of MN  
County of Anoka

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23rd day of Feb., 2023 by Ryan Mills who is/are personally known to me or has/have produced Drivers License as identification.

Danielle K. Nguyen My Commission Expires: Jan 31st 2024  
Notary Public Signature (SEAL)  
Printed Name Danielle Nguyen

Online Notary (Check Box if acknowledgment done by Online Notarization)



### NOTARY PUBLIC ACKNOWLEDGEMENT ADDENDUM

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: [Signature] La Rae R Mills  
Printed Name: Angela Ruffin La Rae R Mills

Witness Signature: [Signature] \_\_\_\_\_  
Printed Name: Brandon Durand \_\_\_\_\_

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

State of Minnesota  
County of Sherburne

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of February, 2023 by La Rae Mills who is/are personally known to me or has/have produced MN Drivers License as identification.

[Signature] My Commission Expires: Jun 31, 2024  
Notary Public Signature (SEAL)  
Printed Name Angela Ruffin

Online Notary (Check Box if acknowledgment done by Online Notarization)

