

Prepared by:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429
Return to: GRANTEE
File Number: T20236901

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Warranty Deed

This Warranty Deed made this 4th day of March, 2023, between Alysén S. Heil, whose post office address is 1101 52nd Street North, Saint Petersburg, FL 33710, grantor, and Joseph Pirera and Meghan Pirera, husband and wife, whose post office address is 133 n Golf Course Dr., Crystal River FL 34429, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Citrus County, Florida, to-wit:

Lot 14, less and except that portion thereof described in a deed to Anthony R. Stortoni and Pauline A. Stortoni, his wife, dated January 10, 1966, and recorded in Official Record Book 222, page 471, public records of Citrus County, Florida;

AND all of Lot 15, both being in Block "P", of CRYSTAL PARADISE ESTATES, UNIT NO. 2, according to the map or plat thereof recorded in Plat Book 4, page 88, public records of Citrus County, Florida.

Grantor hereby certifies that the property described herein is not her homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.

Parcel Identification Number: #17E18S350020 000P0 0150

Subject to easements, restrictions and reservations of record and to taxes for the year 2023 and thereafter.

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

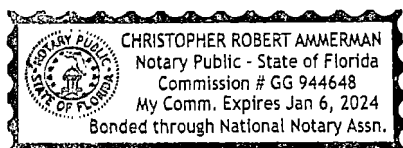
Ce
Witness Signature
CHRISTIAN ESCALD
Witness Printed Name

Alysen S. Heil
Alysen S. Heil

Christopher Robert Ammerman
Witness Signature
CHRISTOPHER ROBERT AMMERMAN
Witness Printed Name

State of FLORIDA
County of DASCA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 4 day of March, 2023, by Alysen S. Heil



Christopher Robert Ammerman
(Signature of Notary Public - State of FLORIDA)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification

Type of Identification Produced