

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Dawn Martone
American Title Services of Citrus Co., Inc.
2230 Highway 44 West
Inverness, FL 34453
Property Appraisers Parcel I.D. No: **18E-17S-10-0010-00790-0270**

Space Above This Line For Recording Data _____

THIS WARRANTY DEED,

made the 19th day of APRIL, 2023 by **Karen Ann Waldrop aka Karen Read Waldrop fka Karen Ann Read**, herein called the grantor, to **BoStein Enterprises LLC**, whose post office address is,
444 SE 40th ST., Ocala FL 34480
hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of **\$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, State of Florida, viz.:

Lot 27, Block 79, Citrus Springs Unit 1, according to the Plat thereof, recorded in Plat Book 5, Page(s) 89 through 106, of the Public Records of Citrus County, Florida.

Grantor hereby certifies that the above described property is not his/her constitutional homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantor's homestead.


TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

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

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 incurred by the Grantors, except taxes for the current year and all subsequent years.

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

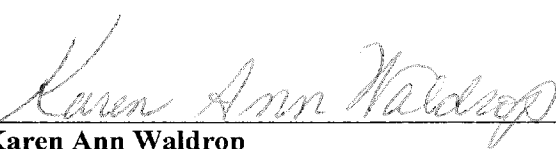
Signed, sealed and delivered in the presence of:




Witness #1 Signature

Madison Kruse

Witness #1 Printed Name



Karen Ann Waldrop
aka Karen Read Waldrop fka Karen Ann Read
40 Hamilton Dr., Brevard, NC 28712



Witness #2 Signature

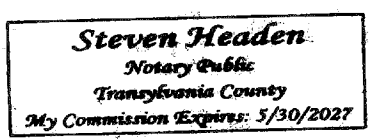
Sasmine Murdock


Witness #2 Printed Name

STATE OF NC
COUNTY OF TRANSYLVANIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of April, 2023 by **Karen Ann Waldrop fka Karen Ann Read** who is personally known to me or has produced Driver's License as identification.

SEAL





Notary Public

My commission expires: 5/30/2027

Steven Headen

Printed Notary Name