

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: **19E19S140030 0110**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 20 day of APRIL, 2023

by **Jason Swagler and Sarah J. Swagler, husband and wife**, herein called the grantors, to **Ronald Biernacki and Dawn Biernacki, husband and wife**, whose post office address is 2001 Wallace Rd., Allison Park, PA 15101, hereinafter called the Grantees:

(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)

W I T N E S S E T H: That the grantors, 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 11, Foxwood, according to the Plat thereof, recorded in Plat Book 12, Page(s) 15, of the Public Records of Citrus County, Florida.

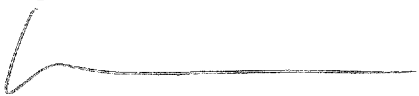
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and easements and restrictions of record, the mention of which shall not serve to re-impose them.

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 grantors have signed and sealed these presents the day and year first above written.

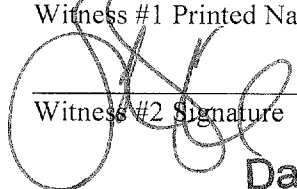
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Erica Henrich

Witness #1 Printed Name

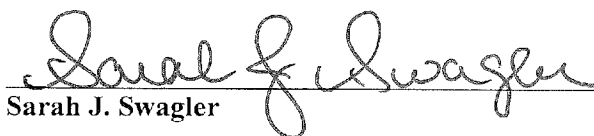

Dawn Martone

Witness #2 Signature

Witness #2 Printed Name


Jason Swagler

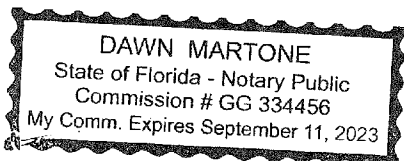
2332 W. MANLY ST., INVERNESS
FL 34452


Sarah J. Swagler

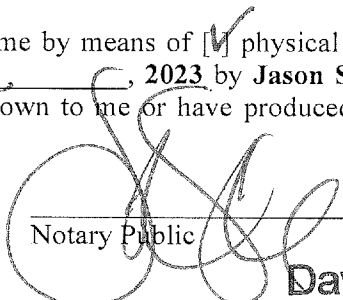
STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of APRIL, 2023 by **Jason Swagler and Sarah J. Swagler, husband and wife** who are personally known to me or have produced Driver's License as identification.

SEAL



My commission expires:


Notary Public
Dawn Martone
Printed Notary Name