

Prepared by:
Wendy J Rowthorn
Precision Title of the Suncoast, Inc.
5337 S Suncoast Blvd.
Homosassa, Florida 34446

File Number: 2023-0047

Warranty Deed

Made this April 12, 2023 A.D. By **Jonas Paul, a married man and Louise Valcourt, an unmarried widow**, whose address is: 186 Baywood Way, Hiram, Georgia 30141, hereinafter called the grantor, to **Terry Berg, a married man**, whose post office address is: 5962 N Attleburg, McCordsville, Indiana 46055, 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 individuals, and the successors 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:

Lots 7, 9, 10, 11 and 12, Block 44, Town of Homosassa, a subdivision according to the plat thereof recorded in Plat Book 1, Page 6, of the Public Records of Citrus County, Florida.

Said 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 members of the household of Grantor(s) reside thereon.

Parcel ID Number: 17E19S320010 00440 0070

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, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

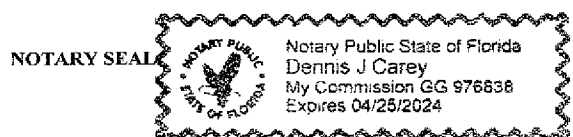
X *Wendy J Carey* (Seal)
Witness #1 Signature
MARIA CARREY
Witness #1 Printed Name
Dennis Carey
Witness #2 Signature
Dennis Carey
Witness #2 Printed Name

Jonas Paul (Seal)
Address: 186 Baywood Way, Hiram, Georgia 30141

X *Louise Valcourt* (Seal)
LOUISE VALCOURT

State of FL
County of BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12th day of April, 2023, by Jonas Paul, who is/are personally known to me or who has/have produced DS Passport as identification.
Louise Valcourt



Dennis Carey
Notary Public