



Prepared by and Return to:
Patricia Slaughter, an employee of
First International Title
213 Courthouse Square
Inverness, FL 34450

File No.: 229674-51

WARRANTY DEED

This indenture made on **May 10, 2023** by **Brad A. Bauder and Barbara Jo Bauder, husband and wife**, whose address is: 10 Cheyenne Trail, Hamilton, MT 59840 hereinafter called the "grantor", to **Mark L. Johnson, a married man**, whose address is: 4539 North Grass Island Terrace, Hernando, FL 34442, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 3, Block L, ARBOR LAKES - UNIT II, according to the Plat thereof, recorded in Plat Book 16, Page(s) 99 of the Public Records of Citrus County, Florida.

Parcel Identification Number: **2940999**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

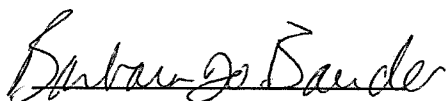
To Have and to Hold, the same in fee simple forever.

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 31st of 2022.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.



Brad A. Bauder

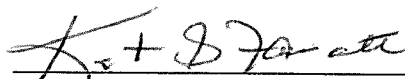


Barbara Jo Bauder

Signed, sealed and delivered in our presence:



1st Witness Signature



2nd Witness Signature

Print Name: Patti Slaughter

Print Name: Kathy S. Faucett

State of Florida

County of Citrus

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or () online notarization on 5/8/23, by **Brad A. Bauder and Barbara Jo**

Bauder, who () is/are personally known to me or who (☒) produced a valid

drivers license as identification.



Notary Public Signature

Printed Name: Patricia A. Slaughter

(NOTARY SEAL)

My Commission Expires:

July 11, 2026



PATRICIA A. SLAUGHTER
Commission # HH 250291
Expires July 11, 2026