

Prepared by and return to:

Tina M. Kudlack
Closing Agent
Clear Choice Title, Inc.
20668 W Pennsylvania Ave
Dunnellon FL 34431
352-489-3700
File Number: 23-111TK

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of May, 2023 between Paul Minaltoski and Donna Minaltoski, husband and wife whose post office address is 11842 North Bluff Cove Path, Dunnellon, FL 34434, grantor, and East 33rd Avenue, LLC, a Colorado Limited Liability Company whose post office address is 1260 South Fillmore Street, Denver, CO 80210, 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 Citrus County, Florida to-wit:

Lot 10, River Bluffs, according to the map or plat thereof, as recorded in Plat Book 15, Page(s) 105 through 107, inclusive, of the Public Records of Citrus County, Florida.

Parcel ID: 18E17S010020 0100

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 and covenants, restrictions, easements, reservations and limitations of record, if any.

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:

Witness #1 Name: Savannah Dominey

Witness #2 Name: TINA KUDLACK

Paul Minaltoski
Paul Minaltoski

Donna Minaltoski
Donna Minaltoski

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 15th day of May, 2023, by Paul Minaltoski and Donna Minaltoski.

Marilyn T. Kudlack
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____ ✓

Type of Identification

Produced: DR UD

