



Prepared by and Return to:
Trish Wakefield, an employee of
First International Title
600 SE US Highway 19, Unit C
Crystal River, FL 34429

File No.: 229935-82

WARRANTY DEED

This indenture made on **May 18, 2023** by **George W. Teribery and Shelia H. Teribery, husband and wife**, whose address is: 1901 W. Crystal Mae Path, Lecanto, FL 34461 hereinafter called the "grantor", to **John Tyzbir, a single person**, whose address is: 6014 W Dorset Dr, Crystal River, FL 34429, 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 65 and the East 22.17 feet of Lot 66, ARBOR COURT THIRD ADDITION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 19 to 21, of the Public Records of Citrus County, Florida.

Parcel Identification Number: 2497050

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

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.

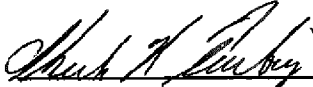
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

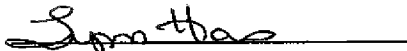
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2022.

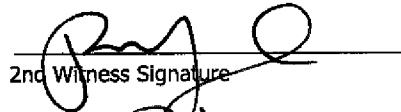
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


George W. Teribery


Shelia H. Teribery

Signed, sealed and delivered in our presence:


1st Witness Signature


2nd Witness Signature

Print Name: Lynn Harris

Print Name: Patricia Wakefield


State of FL

County of Citrus

The Foregoing Instrument Was Acknowledged before me by means of physical presence or ()
online notarization on 5/18/23, by **George W. Teribery and Shelia**

H. Teribery, who () is/are personally known to me or who produced a valid

Drivers license as identification.


Notary Public Signature
Printed Name:
My Commission Expires:

(NOTARY SEAL)

