



Prepared by:
Stacey Mackey
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 23-941-SM

Parcel ID: 18E17S100190 12640 0120

Warranty Deed

This Indenture made this 1 day of **June, 2023** BETWEEN **Stewart Rutherford, a single man**, GRANTOR*, whose post office address is 2-458 Beechwood Pl, Waterloo, ON N2T 1Y9, Canada, and **Longview Land Sales LLC, a New York Limited Liability Company**, GRANTEE*, whose post office address is 620 Mamaroneck Avenue, Suite 5, White Plains, NY 10605.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of Citrus, State of Florida, to-wit:

Lot 12, Block 1264, of Citrus Springs Unit Nineteen, a subdivision according to the Plat thereof, recorded in Plat Book 7, Page(s) 40 through 48, of the Public Records of Citrus County, Florida.

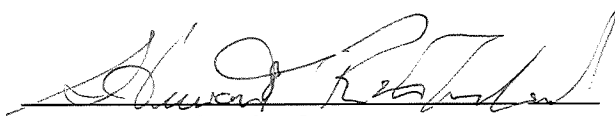
Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2023 and Subsequent Years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

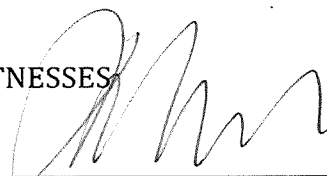
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.


Stewart Rutherford

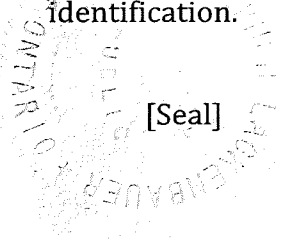
WITNESSES

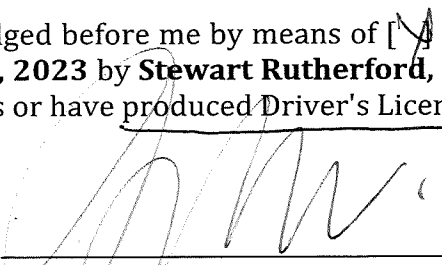

Witness: BRUCE LACKENBAUER


Witness: ROBERT McDERMOTT

CANADA
PROVINCE ONTARIO

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization on **June 1, 2023** by **Stewart Rutherford, a single man** who is or are personally known to me or has or have produced Driver's License(s) as identification.




Notary Public: In and for Ontario
My commission expires: N/A