



Prepared by and Return to:
Ali Endicott, an employee of
First International Title
12013 Mary Street
Dunnellon, FL 34432

File No.: 231048-55

WARRANTY DEED

This indenture made on **June 08, 2023** by **Donna Darling, a single woman**, whose address is: 128 Birchwood Rd, Coram, NY 11727 hereinafter called the "grantor", to **Barbie Espino, a single woman**, whose address is: 6411 Benson Drive, Columbus, GA 31909, 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 87, SUNSHINE GULF ESTATES UNIT 2, according to the Plat thereof, recorded in Plat Book 7, Page(s) 25 of the Public Records of Citrus County, Florida.

Parcel Identification Number: 17E17S220220 0870

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.

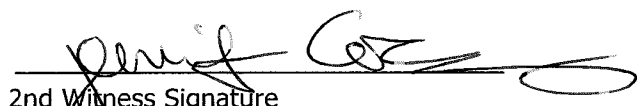
In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.


Donna Darling

Signed, sealed and delivered in our presence:


1st Witness Signature

Print Name: Jessica Koos



2nd Witness Signature

Print Name: Jennifer Goldberg

State of New York

County of Suffolk

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on June 2 2023, by **Donna Darling**, who () is/are personally known to me or who () produced a valid NYDL 962963509 exp 5/24/208 as identification.



Notary Public Signature
Printed Name: Jerrell Smith
My Commission Expires: 3-4-2026

(NOTARY SEAL)

NOTARY PUBLIC, State of New York
No. 01SM6070430
Qualified in Suffolk County
Commission Expires March 04, 2026