

Prepared by:
Cindy Bescher, an employee of
Express Title Services of Citrus, Inc.,
2704 W. Woodview Lane
Lecanto, Florida 34461

RECORD & RETURN TO:
GRANTEE

Consideration: \$7,000.00
File Number: 23-0420

General Warranty Deed

Made this June 27, 2023 A.D. By

Herbert J. Krutisch and Marcia B. Krutisch c/k/a Marica B. Krutisch, husband and wife, 1187 Bluehill Creek Dr., Marco Island, Florida 34145 hereinafter called the grantor, to **Gary Bravata, a single man**, whose post office address is: 317 Knotty Pine #D1, Greenacres, Florida 33463, hereinafter called the grantee:

(Whenever used herein the term "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)

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, viz:

Lot 7, Block 19, INVERNESS ACRES UNIT 2, a subdivision according to the plat thereof recorded in Plat Book 6, Page 52, of the Public Records of Citrus County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **19E19S120120 00190 0070**

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, 2023.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Sign: <u>Karyn L. Roach</u>	<u>Herbert J. Krutisch</u> (Seal)
Witness Printed Name: <u>Karyn Roach</u>	Address: 1187 Bluehill Creek Dr., Marco Island, Florida 34145
Witness #2 Sign: <u>Lawrence Fischer</u>	<u>Marcia B. Krutisch</u> (Seal)
Witness Printed Name: <u>Lawrence Fischer</u>	Address: 1187 Bluehill Creek Dr., Marco Island, Florida 34145

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of June, 2023, by Herbert J. Krutisch and Marcia B. Krutisch c/k/a Marica B. Krutisch, husband and wife who is/are personally known to me or who produced Driver's licenses as identification and who did take an oath.

AFFIX NOTARY SEAL:

Laura G. Knechtel
 Notary Public
 Print Name: Laura G. Knechtel
 My Commission Expires: 11-9-24

