

Prepared By and Return To:  
TRACY KJOS of  
FIDELITY TITLE SERVICES, LLC  
217 N. Apopka Ave.  
Inverness, Florida 34450  
File No. 23-0566  
Consideration : \$22,500.00  
Parcel ID No. 18E19S040110 00140 0030

## Warranty Deed

Made this 10 day of **JULY, 2023** A.D. by **MARK LOFARO, AND LINDA LOFARO, HUSBAND AND WIFE, JUSTIN LOFARO, AND STEPHEN LOFARO, AND MICHELE KENNEY, F/K/A MICHELE LOFARO AND F/K/A MICHELE WILE**, whose post office address is: **1308 Longs Point, Woodland Park, Colorado 80863**, hereinafter called the grantor,

to **RICHARD FULFORD, AS TRUSTEE OF THE FULFORD FAMILY REVOCABLE TRUST, DATED JULY 23, 2019**, whose post office address is: **560 S. Line Rd., Lecanto, Florida 34461**, 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 individual and the successor 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:

Lots 3 and 4, Block 14, FIRST ADDITION TO LECANTO, according to plat thereof as recorded in Plat Book 1, Page 42, of the Public Records of Citrus County, Florida.

SUBJECT TO covenants, restrictions and easements of record.

**GRANTOR HEREBY WARRANTS AND CERTIFIES THAT THE HEREIN DESCRIBED PROPERTY IS NOT, NOR IS CONTIGUOUS TO, THE HOMESTEAD OF GRANTOR OR HIS/HER SPOUSE, AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.**

**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.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ann McCann  
Witness #1 Signature

Witness Printed Name Ann McCann

Lindsey Walsh  
Witness #2 Signature

Witness Printed Name Lindsey Walsh

Mark Lofaro  
**MARK LOFARO**

Address: 1308 Longs Point, Woodland Park, Colorado 80863

Linda M. Lofaro  
**LINDA LOFARO**

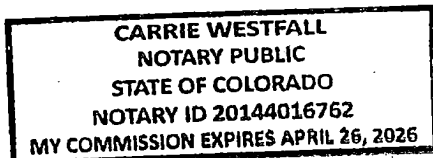
Address: 1308 Longs Point, Woodland Park, Colorado 80863

State of COLORADO

County of TELLER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7th day of **JULY, 2023**, by **MARK LOFARO AND LINDA LOFARO, HUSBAND AND WIFE**, who is/are personally known to me or who has/have produced COLORADO DRIVERS LICENSE as identification.

{SEAL}



My Commission Expires:

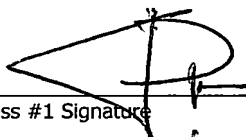
APRIL 26, 2026

Carrie Westfall  
NOTARY PUBLIC

CARRIE WESTFALL  
Print Notary Public Name:

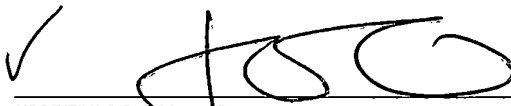
**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in the presence of:*



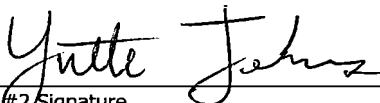
Witness #1 Signature

Witness Printed Name JOSEPH FERNANDEZ

✓ 

**JUSTIN LOFARO**

Address: 4214 Carmel Ave., Tampa, FL 33618



Witness #2 Signature

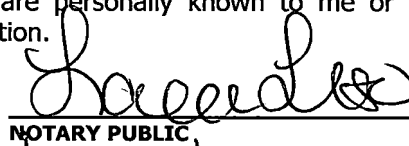
Witness Printed Name Yvette Johnson

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization, this 9th day of **JULY, 2023**, by **JUSTIN LOFARO**, who is/are personally known to me or who has/have produced drivers license as identification.

{SEAL}

My Commission Expires:

  
NOTARY PUBLIC


Lara Leto  
Print Notary Public Name:





**LARA LETO**  
Commission # HH 337393  
Expires December 1, 2026

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness #1 Signature  
Witness Printed Name Adara Lana Pontes

✓   
**STEPHEN LOFARO**  
Address: 8729 Via Tavolera Way, Windermere, FL 34786


  
Witness #2 Signature  
Witness Printed Name Karen Baer

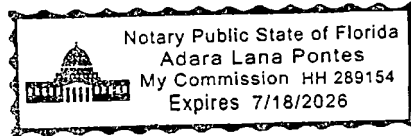
State of FLORIDA  
County of Orange

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 11 day of **JULY, 2023**, by **STEPHEN LOFARO**, who is/are personally known to me or who has/have produced FIDL as identification.

{SEAL}

My Commission Expires: 7/18/2026

  
**NOTARY PUBLIC**  
Adara Lana Pontes  
Print Notary Public Name:



**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in the presence of:*

Ashley Newman  
Witness #1 Signature

Witness Printed Name Ashley Newman

[Signature]  
Witness #2 Signature

Witness Printed Name Tracy Kjos

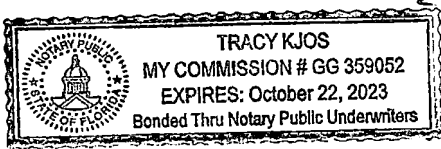
State of FL

County of Citrus

Michele Kenney  
**MICHELE KENNEY**  
Address: 11532 W. Clubview Dr., Homosassa, FL 34448

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization, this 6 day of **JULY, 2023**, by **MICHELE KENNEY, F/K/A MICHELE LOFARO AND F/K/A MICHELE WILE**, who is/are personally known to me or who has/have produced DL as identification.

{SEAL}



[Signature]  
**NOTARY PUBLIC**

My Commission Expires:

Print Notary Public Name: