

Prepared by:
Kim Thompson
Citrus Title Company, LLC
108 W Highland Blvd
Inverness, Florida 34452
Consideration: **\$225,000.00**
File Number: 23-093021

General Warranty Deed

Made this September 19th, 2023 A.D. By Ashley Dawn Glantz, f/k/a Ashley Dawn Williams and Brandon Michael Glantz, wife and husband, whose post office address is: P.O. Box 8574, Huntsville, Alabama 35808, hereinafter called the grantor, to Joseph A. Pennino, Jr., a single man, whose post office address is: 801 Riverview Lane, Tarpon Springs, Florida 34689, 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:

Tract 7, Hadley Survey, situate and being in Section 29, Township 19 South, Range 17 East, and being part of Lot 18, of Homosassa Company's Subdivision of said Section 29, Township 19 South, Range 17 East, as recorded in Plat Book 1, Page 5, Public Records of Citrus County, Florida and being further described as follows: Beginning at a point found by measuring from the NW corner of said Lot 18, South 1 degree 40' 40" West 0.36 feet to the South line of an easement 20 feet wide for purposes of ingress and egress of all abutting property owners, thence along the South line of said easement South 88 degrees 19' 20" East 87.19 feet to the aforesaid beginning point, thence continuing South 88 degrees 19' 20" East, 40.18 feet; thence South 5 degrees 08' East 70.52 feet to the mean high water line of an existing canal, thence with said mean high water line North 88 degrees 19' 20" West, 48.54 feet, thence leaving said canal North 1 degree 40' 40" East, 70 feet to the aforementioned beginning point.

Together with an easement described as: Situate and being in Lots 14, 15, 18, and 19, of Homosassa Company's Subdivision of Section 29, Township 19 South, Range 17 East, as recorded in Plat Book 1, Page 5, Public Records of Citrus County, Florida, and being an easement 20 feet wide for purposes of ingress and egress in common use with others and extending 20 feet Northwardly of and perpendicular to the following described Southerly and Southeasterly right of way line, beginning at the point of intersection of the North line of said Lot 19 and the Southeasterly right of way line of State Road 490-A, thence South 88 degrees 19' 20" East, 340.18 feet, thence North 84 degrees 20' East 65.82 feet, thence North 14 degrees 58' 40" East, 50 feet to the terminus of said Southerly and Southeasterly right of way line, thence North 48 degrees 13' 45" West 20.44 feet to the terminus of the Northerly right of way line.

Together with a 1969 PKLNE mobile home ID #P1211 and Title #3915299.

Parcel ID Number: **1140510**

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.

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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 our presence:

Matthew Helmes
Witness Printed Name Matthew Helmes

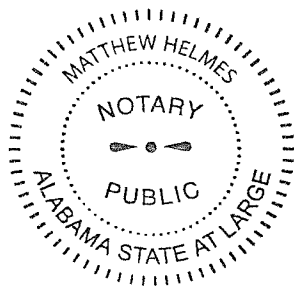
Ashley Dawn Glantz (Seal)
Ashley Dawn Glantz

Christa Sanchez
Witness Printed Name Christa Sanchez

Brandon Michael Glantz (Seal)
Brandon Michael Glantz

State of Alabama
County of Madison

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of September, 2023, by **Ashley Dawn Glantz, f/k/a Ashley Dawn Williams and Brandon Michael Glantz, wife and husband**, who is/are personally known to me or who has produced Driver License as identification.



Matthew Helmes
Notary Public
Print Name: Matthew Helmes
My Commission Expires: 07/23/2025

