

Prepared by and return to:

Dina Spann
Magnolia Closing Co of Florida, LLC
8015 West Grover Cleveland Boulevard
Homosassa, FL 34446
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File No FL-23-90056

Total Consideration: 365,000.00

Parcel Identification No 19E-18S-01-1B000-0050

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WARRANTY DEED

This indenture made the 19th day of September, 2023 between **James M. Sivils, a married man**, whose post office address is **3754 North Indianhead Road, Hernando, FL 34442**, Grantor, to **Kelsea C. Black, a single woman**, whose post office address is **2531 NW 41st Street Suite D, Gainesville, FL 32606**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus, Florida, to-wit:

LOT 5 UNRECORDED SUBDIVISION IN SECTION 1-18-19

Begin at the most Northerly corner of Lot 1, Block 12, RIVER - LAKES MANOR UNIT NO. 3, as recorded in Plat Book 4, Pages 47 and 48, Public Records of Citrus County, Florida; thence North 17 degrees 30' East along the Westerly Right-of-Way line of Ash Place, as shown on said Plat a distance of 25 feet; thence North 67 degrees West, 140 feet; thence North 80 degrees West, 110 feet; thence South 37 degrees 02'15" West, 119.36 feet; thence South 5 feet, more or less, to the waters edge of Lake Tuala Apopka; thence along said waters edge the following courses and distances: South 82 degrees 54'09" East, 134.74 feet; thence North 79 degrees 58'10" East, 102.32 feet; thence South 72 degrees 59'30" East, 63.57 feet to a point that bears South 17 degrees 30' West from the Point of Beginning, said point being on the West line of Lot 1, Block 12, RIVER - LAKES MANOR UNIT NO. 3, as recorded in Plat Book 4, Pages 47 and 48, Public Records of Citrus County, Florida; thence leaving said waters edge North 17 degrees 30' East along said West line a distance of 21.03 feet to the Point of Beginning. Subject to a 10 foot easement across the North boundary thereof to be used in conjunction with others.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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.

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

Signed, sealed and delivered in our presence:

Hailey Roddenberry
WITNESS Signature

James M. Sivils
James M. Sivils

Hailey Roddenberry
WITNESS Printed Name

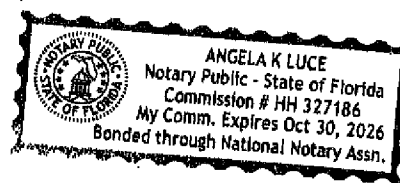
Angela K Luce
WITNESS Signature

Angela K Luce
WITNESS Printed Name

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of September, 2023, by James M Sivils.

Angela K Luce
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification FL DL
Produced: _____