

Prepared by and Return To:

Kelley Paul
Wollinka Wikle Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: IN322310004

APN/Parcel ID(s): 19E19S100010 1330
Tax/Map ID(s): 1669022

WARRANTY DEED

THIS WARRANTY DEED dated November 8, 2023, by Carl James Folden and Jennifer E. Wujciga, hereinafter called the grantor, to RWSW, LLC A Florida Limited Liability Company, whose post office address is P.O. Box 121313, Clermont, FL 34712, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 133, Deerwood, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 30 and 31, of the Public Records of Citrus County, Florida.

Together with a 1998 double wide MERI mobile home title numbers 0074262354 and 0074262355 and identification numbers FLHMLCB139418838A/B situate thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Michael Turner
Witness Signature

Carl James Folden
Carl James Folden

Michael Turner
Print Name

Address: 0s295 Bealer Circle
Geneva, IL 60134

Despy P Bales
Witness Signature

Despy P Bales
Print Name

State of IL
County of Kane

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of Nov, 2023 by Carl James Folden ^{DB}
~~by Estate of Robert E. Folden, David W. Folden as Personal Representative,~~ to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[SEAL] Despy P Bales

NOTARY PUBLIC
My Commission Expires: 10/15/2024



WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Katherine J Bollman
Witness Signature

Katherine J Bollman
Print Name

Jennifer E. Wujciga
Jennifer E. Wujciga

Address: 610 Papermill Hill Drive
Batavia, IL 60510

Despy P Bales
Witness Signature

Despy P Bales
Print Name

State of IL
County of Kane

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of Nov, 2023 by Jennifer E. Wujciga ^{DB} by Estate of Robert E. Folden, David W. Folden as Personal Representative, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[SEAL] Despy P Bales

NOTARY PUBLIC
My Commission Expires: 10/15/2024

