

Prepared by and return to:
Debra Ann Currie
MANATEE TITLE, LLC
2468 North Essex Avenue
Hernando, Florida 34442
22-0096

General Warranty Deed

Made this November 30, 2023 A.D. By *Citrus Hills Investment Properties, LLC, a Delaware Limited Liability Company*, whose post office address is: 2476 North Essex Avenue, Hernando, Florida 34442, hereinafter called the grantor, to *Thomas Edward Dowd and Debbie Piazza, husband and wife, and Janet DeVico, a single woman, as joint tenants with rights of survivorship*, whose post office address is: 229 S Paladinn Circle, Inverness, Florida 34453, 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 and No/100 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 18, Block G, BELMONT HILLS UNIT 2, as per plat thereof, recorded in Plat Book 17, Page(s) 97 and 98, of the Public Records of Citrus County, Florida.

Parcel ID Number: 19E19S040030 000G0 0180

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.
SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.


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.

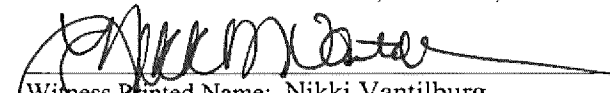
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
PROPERTIES

CITRUS HILLS INVESTMENT

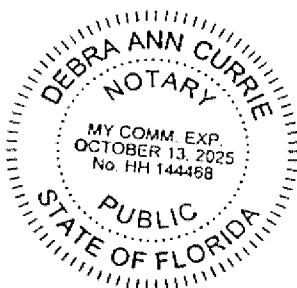

Witness Printed Name : Debra Ann Currie
Address: 2468 N. Essex Avenue, Hernando, FL 34442

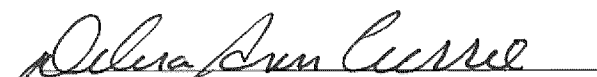

Stephen A. Tamposi, President
2476 N Essex Ave, Hernando, FL 34442


Witness Printed Name: Nikki Vantilburg
Address: 2420 N Essex Avenue, Hernando, FL 34442

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of physical presence this November 30, 2023, by Stephen A. Tamposi, President, of CITRUS HILLS INVESTMENT PROPERTIES, who is personally known to me.




Notary Public: Debra Ann Currie
My Commission Expires: October 13, 2025