

Prepared by and Return To:

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

Order No.: CR312310040

APN/Parcel ID(s): 19E18S240010 00070 0010
Tax/Map ID(s): 1613639

WARRANTY DEED

THIS WARRANTY DEED dated December 4, 2023, by Franck J.J Maigne, hereinafter called the grantor, to Eric John Fisk, Sr. and April Lynn Petroski, husband and wife, whose post office address is 2829 N. Lakefront Drive, Hernando, FL 34442, 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 (s) 1 and 2, Block 7, Parsons Point Addition to Hernando, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 19 through 23, inclusive, of the Public Records of Citrus County, Florida.

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.

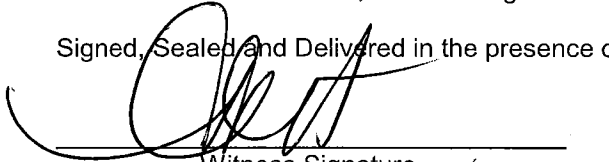
TO HAVE AND TO HOLD the same in Fee Simple forever.

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:




Witness Signature
Amanda Rowthorn
Print Name



Franck J. Maigne
Address: 5236 S Riverview Cir
Homosassa 34448

Address: 7076 W. Gulf to Lake Hwy
Crystal River, FL 34429

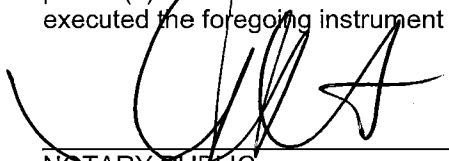


Witness Signature
Perna Dowell
Print Name

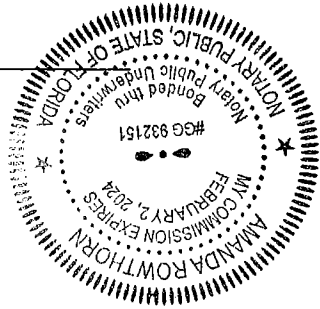
Address: 7076 W. Gulf to Lake Hwy
Crystal River, FL 34429

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 4 day of December, 2023 by Franck J. Maigne, to me known to be the person(s) described in or who has/have produced _____ as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



NOTARY PUBLIC
My Commission Expires:



[SEAL]