

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.: CR312307037

Consideration: \$20,000.00

APN/Parcel ID(s): 19E19S030020 000C0 0100
Tax/Map ID(s): 2033843

WARRANTY DEED

THIS WARRANTY DEED dated 12-7-2023, by William Johnson a/k/a William F. Johnson and Layna Johnson, husband and wife, hereinafter called the grantor, to James Broccolo and Jane Broccolo, husband and wife, whose post office address is 2656 E. Mercury Street, Inverness, FL 34453, 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 10, Block C, Hiltop, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 42 and 43, 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:

[Signature]
Witness Signature

William Johnson a/k/a William F. Johnson
William Johnson a/k/a William F. Johnson

Britton L. Longshore
Print Name

Layra Johnson
Layra Johnson

Address: 316 SW 14th ST
Chehalis WA 98532

Address: 148 Johnson Place
Chehalis, WA 98532

W. Grant Merriam
Witness Signature

W. Grant Merriam
Print Name

Address: 2158 Jackson HWY.
Chehalis, WA 98532

State of Washington
County of Lewis

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of Dec, 2023 by William Johnson a/k/a William F. Johnson and Layra Johnson, to me known to be the person(s) described in or who has/have produced Driver's License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
NOTARY PUBLIC
My Commission Expires: 4-15-2026

[SEAL]

